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**Planning Commission**  
**NOTICE of PUBLIC HEARING**

**William Dunne**  
**Commissioner**

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Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday, October 28, 2015 at 6:00 P.M.** in the City Council Chambers, 5<sup>th</sup> Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

**Full Review**

**PC2014-036** Final Site Plan Review of a proposal to renovate and de-densify the Martin Luther King Apartments. Project location is Eddys Lane, an R-2 Zone, ID 90.55-7-1. Applicant is Omni Development, 40 Beaver Street, Albany, NY 12207.

**Preliminary Approval Granted – No SEQRA action required. Motion Made AV / DS 4-0**

**PC2015-007** SEQRA & Site Plan Review – proposal to construct a multi-story, mixed-use building structure at 1 Monument Square for the purpose of residential use (apartment dwellings), assembly use (Troy Farmer’s Market as well as restaurant), zoned B-4, ID 101.53-1-1. Applicant is Monument Square, LLC of 199 West Road, Pleasant Valley, New York 12569

**Tabled until Nov 18 – Motion Made TS/DS 4-0**

**PC2015-038** Site Plan Review – Applicant is proposing to construct a one-story building located at 75-81 Vandenburg Avenue for the purpose of a retail use (Rite Aid pharmacy), zoned B-2, ID 123.21-1-23.1. Applicant is Nobis Engineering of 18 Chenell Drive, Concord, New Hampshire 03301.

**Removed at request of the applicant**

**PC2015-0062** SEQRA & Site Plan Review- Applicant is proposing an assembly use (fast food restaurant). The property is located at 120 Hoosick St. zoned B-3, ID 101.31-10-3./1. Applicant is Bohler Engineering of 17 Computer Drive West Albany, NY 12205.

**Approved with stipulations SEQRA adopted TS / DS Motion Made TS / DS 4-0 . Stipulation – Discuss fire hydrant locations further**

**PC2015-087** SEQRA and Demolition Review – Applicant proposes to demolish a structure. The property is located at 1444 Massachusetts Ave, an INST Zone, ID 101.24-3-1/1. Applicant is St Mary’s Hospital, 1300 Massachusetts Ave, Troy, NY 12180.

**Approved SEQRA adopted DS / TS Motion Made TS / DS 4-0**

**PC2015-081** Subdivision Review – Applicant proposes to subdivide a parcel for the construction of a single family home. The property is located at 1 Belle Ave, an R-1 Zone, ID 112.25-2-1. Applicant is Norman Aldrich, 1 Belle Ave, Troy, NY 12180.

**Approved No SEQRA action required Motion Made TS/DS 4-0**

**PC2015-082** SEQRA and Site Plan Review- Applicant proposes to construct 30 condominiums. The property is located at 4 -10 King Street, aB-4 Zone, ID 101.37-3-4. Applicant is King Street Troy Properties, 225 Old Loudon Road, Latham, NY 12110.

**Conceptual, Removed at request of applicant**

## Consent Agenda

**PC2015-076** SEQRA & Site Plan Review – Applicant proposes to construct a cell phone tower and related utilities. The property is located at 102<sup>nd</sup> Street (Ross Tech Park), an IND Zone, ID 90.47-3-1. Applicant is Verizon Wireless, 5 Palisades Drive, Albany, NY 12205

**Approved on Consent Agenda Adopt SEQRA statements TS/DS Motion Made TS/DS 4-0**

**PC2015-078** SEQRA & Site Plan Review – Applicant proposes to occupy a retail use. The property is located at 7 Northern Drive, a B-3 Zone, ID70.81-2-14. Applicant is TRG for Dollar Tree, 7 Northern Drive, Troy, NY 12182.

**Approved on Consent Agenda Adopt SEQRA statements TS/DS Motion Made TS/DS 4-0**

**PC2015-079** SEQRA & Site Plan Review – Applicant proposes to occupy a retail use. The property is located at 251 River Street, a B-4 Zone. ID 101.45-5-4.2. Applicant is Judge Development, 255 River Street, Troy, NY 12180.

**Approved on Consent Agenda Adopt SEQRA statements TS/DS Motion Made TS/DS 4-0**

**PC2015-084** SEQRA and Site Plan Review – Applicant proposes off street parking lot. The property is located at 2540 5<sup>th</sup> Ave, a B-5 Zone, ID101.22-7-1.. Applicant is Capital Roots, 594 River Street, Troy, NY 12180.

**Approved on Consent Agenda Adopt SEQRA statements TS/DS Motion Made TS/DS 4-0**

**PC2015-085** SEQRA and Site Plan Review – Applicant proposes to convert a barber shop to a deli. The property is located at 126 College Ave, an R-3 Zone, ID 101.63-5-1.2. Applicant is Louis Caruso, 126 College Ave, Troy, NY 12180.

**Approved on Consent Agenda Adopt SEQRA statements TS/DS Motion Made TS/DS 4-0**

**PC2015-086** SEQRA and Site Plan Review – Proposal to convert a clothing store to a thrift shop. The property is located at 852 5<sup>th</sup> Ave, a B-3 Zone, ID 80.25-12-1. Applicant is Thomas Bisceglia, 20 Gilbert Street, Mechanicville, NY 12118.

**Moved to full review approved. Adopted SEQRA TS/DS Motion Made TS/DS 4-0**

## Other Business

Public Hearing to discuss proposed zoning change legislation with regards to the Hillside and Beman Park neighborhoods.

**Heard**

**Removed**

**PC2015-080** SEQRA & Site Plan Review – Applicant proposes to construct a solar farm and related utilities. The property is located at 1 Landfill Road, a CONSV Zone, ID 112.4-36.11. Applicant is Monolith Solar, 444 Washington Street, Rensselaer, NY 12144. **REMOVED**

**PC2015-083** SEQRA and Site Plan Review – Applicant proposes off street parking lot. The property is located at 8 Jay St, a HWD Zone, ID 101.22-6-2. Applicant is Capital Roots, 594 River Street, Troy, NY 12180. **REMOVED**

## HRC

**102 3<sup>rd</sup> Street** – Review proposed gutter and downspout **Approved**

**420 Grand Street** – Review 10 replacement windows, door and paint scheme **Tabled**

**58 3<sup>rd</sup> Street** – St Pauls Church, roof replacement **Approved**

**233 4<sup>th</sup> Street** – Review of side porch, 2<sup>nd</sup> means of egress reconstruction and replacement **Paint . Windows Approved. More information on elevations required**

**80 Ferry Street** – Review of front door replacement **Denied**

**41 First Street** - Review paint colors **Approved**

**106 3<sup>rd</sup> Street** – Review rear wall replacement materials **More information requested**

*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