



**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, February 28 at 6:00 pm** in the Planning Conference Room, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

Roll Call: Present – Aaron Vera, Deb Spence and Barbara Higbee.

Absent – Sarah Wengert, Charles Thomas

OLD BUSINESS

PC2017-0054 Site Plan Review of a proposal to convert a vacant mill building to 15,500 square feet of retail and 80 market rate apartments with 180 parking spaces, and subdivide a parcel. Project location is 701 River Street, a B5 Zone, Tax Map ID 90.70-5-8. Applicant is 701 river Street Associates, 172 River Street, Suite D, Troy, NY 12180. *Chair Vera explained that the map which was submitted is not a survey; the applicant must supply a survey that has been stamped by a Professionally Licensed Surveyor. Applicant understood and agreed, but requested a conditional approval contingent upon the submission of a corrected survey.*

MOTION – CONDITIONAL APPROVAL MADE BY DEBORAH SPENCE. SECONDED BY BARBARA HIGBEE.

CONDITIONAL APPROVAL GRANTED BY A VOTE OF 3-0. CONDITION(S): SUBMISSION OF A SURVEY STAMPED BY A LICENSED SURVEYOR

PC2018-0003 Site Plan Review of a proposal to build a 69 apartment unit development. Project location is 12-14 King Street, a B4 Zone, Tax Map ID 101.37-3-6. Applicant is BSF Acquisitions LLC, 298 Troy Schenectady Road, Latham, NY 12110.

Applicant explained that an adjustment was made to the site plan to “cut a notch” in the first floor of the building to allow for the Troy Fire Department’s request for a 20’ access roadway. Façade and elevations were revised to align with the Planning Commission’s request(s). The first floor of the building will contain a fitness area and a lounge; the streetscape will be lit/activated. Detail was added to the façade in the form of balconies and brackets, adding more color and articulation. On the Federal Street facade, brick was added to more closely match the neighborhood’s character. A rooftop patio has also been added.

Public Comment:

Several members of the Bethel Baptist Church expressed concern that they had not received notice of this project.

MOTION – CONDITIONAL APPROVAL MADE BY MR. VERA, SECONDED BY MS. HIGBEE. CONDITIONAL APPROVAL GRANTED BY A VOTE OF 3-0. CONDITION(S): SUBMISSION OF A SITE PLAN THAT IS APPROVED BY THE TFD

PC2018-0002 SEQRA and Site Plan review of a proposal to demolish vacant structures and build 80,000 sf of residential, 50,000 sf of commercial space and 95,000 sf of parking. Project location is 141-143 Congress Street, a MULTI Zone, Tax Map ID 101.61-3-2. Applicant is University Partners LLC, 300 Jordan Road, Troy, NY 12180. *Applicant provided an update of the preliminary submission. Highlights include a 240 space parking garage, 40,000 square feet of commercial use(s) and 65-70 market rate rental units. Applicant also mentioned a monument sign which would be no larger than 20’ high. The alley to the west of the site will be widened to 20’ and will remain*

privately owned. An ornamental fence will be provided on multiple sides of the residential piece of the project. An 8' x 35' loading zone along 6th Avenue will allow for tenants' moving/delivery vehicles.

Chair Vera: A 20' monument sign is out of character with the neighborhood; please keep this sign below that size. Have bumpouts been added along 6th Avenue?

Applicant: Yes, to mirror College Suites on the south side of Congress Street

Chair Vera: The commission would like to see the effects on on-street parking. Has a SWPP been submitted for this project?

Applicant: We are working with CDM Smith, the City's engineering consultant, to examine water runoff.

Ms. Higbee: How does this housing differ from College Suites?

Applicant: College Suites are student housing; this project is market-rate.

Ms. Spence: Could you define "market rate"?

Applicant: \$1300-\$1400 for single bedrooms and about \$2500 for two bedrooms

Public Comment:

Concerned about turning views, as they are already difficult at College Suites. However, believes this is a positive project for the city.

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. HIGBEE. TABLED BY A VOTE OF 3-0.

PC2018-0001 SEQRA and Site Plan review of a proposal to build an addition to the existing grow center, a new greenhouse and two new parking lots on 11 parcels of land. Project location is 594 River Street, an HWD Zone, Tax Map ID 101.22-2-14. Applicant is Capital Roots, 594 River Street, Troy, NY 12180.

Applicant provided an overview of alterations, including wayfinding, employee parking, a third ADA parking space, photovoltaic placarding and solar power disconnects.

Chair Vera: Has TFD and DPW provided feedback for the project yet?

Applicant: TFD has, currently working with DPU re: storm water.

Chair Vera: At this point, the commission can make a motion on CONCEPTUAL APPROVAL and SEQR DETERMINATION.

MOTION FOR A FINDING OF NEGATIVE SEQR DECLARATION MADE BY MR. VERA, SECONDED BY MS. HIGBEE.

MOTION APPROVED BY A VOTE OF 3-0.

MOTION FOR CONCEPTUAL APPROVAL MADE BY MR. VERA, SECONDED BY MS. HIGBEE. MOTION APPROVED BY A VOTE OF 3-0.

PC2017-0073 SEQRA and Site Plan review of a proposal to construct student housing with underground parking. Project location is 7 Cypress Street, a MULTI Zone, Tax Map ID 101.79-1-11. Applicant is Finelli Development LLC, 359 Broadway, Troy, NY 12180.

Applicant stated that the zoning change for these parcels had been completed by City Council.

Chair Vera: The ADA ramp, as labeled, is non-compliant due to degree of incline.

Applicant: That was an oversight; site plan will be corrected.

Ms. Higbee: Is there a capstone along the roofline?

Applicant: Black metal coping, about 6" thick.

Chair Vera: Overall the project appears sound, however there are concerns about the elevations. As presented, it is an abundance of concrete.

Applicant: Only on first floor; upper floors will be EIFS. Building profile also steps back in a sawtooth pattern, to create articulation.

Chair Vera: The Commission would like to see a 3D rendering and building material samples

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. SPENCE. TABLED BY A VOTE OF 3-0.

NEW BUSINESS

PC2018-0005 SEQRA and Site Plan review of a proposal to demolish 163 4th Street for parking, demolish the bank at 130 4th Street and build a mixed use building, and reconfigure parking lots at 86 Ferry Street and 153-157 4th Street. Project location is 130 4th Street, 144-146 4th Street, 153-157 4th Street, 163 4th Street and 86 Ferry Street, all in the B4 Zone, Tax Map IDs 101.61-72, 101.61-7-22, 101.61-6-10, 101.61-11-8 and 101.61-11-5, respectively. Applicant is Rosenblum Development Corporation, 300 Great Oaks Blvd., Suite 310, Albany, NY 12203.

Applicant gave an overview of all phases of project, including 5 stories at 4th & Congress Streets (1st floor commercial, upper floors residential), two demolitions at 4th & Ferry Streets (163 4th Street and 86 Ferry Street).

Chair Vera: Will you be merging the lots at 4th & Congress Streets?

Applicant: Yes, and we will provide a survey when that time comes.

Public Comment:

Operator of No Name Graphics: concerned that building will block his business's sign

Owner of Famous Lunch: concerned about additional stress on the combined sewer overflow.

Jim Lewis, resident: welcomes the development but questions its effect on, or ability to blend into, historic district

Kathy Marcek, resident: would like to see the post-demolition lot at 163 4th Street be enclosed rather than the curb cut to make a tight turn north onto 4th Street

Chair Vera: We would like to see elevations, a 3D rendering and a redirected traffic flow at 163 4th Street (i.e., not a new curb cut onto 4th Street)

MOTION FOR TYPE 1 SEQR DETERMINATION AND LEAD AGENCY STATUS MADE BY MR. VERA, SECONDED BY MS. HIGBEE. MOTION APPROVED BY A VOTE OF 4-0.

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. SPENCE. MOTION APPROVED BY A VOTE OF 3-0.

PC 2017-0041 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.

Applicant: Although this project is listed under "New Business", it was previously approved by the Planning Commission in May 2017, after which it faced a legal challenge regarding the zoning variance.

Chair Vera read Mr. Andy Brick's letter regarding this project into the official minutes (see attachment below).

Chair Vera: The site plan for the project is deficient in several aspects. We will send the applicant a list of all elements that need to be included in site plans; upon submission of a revised site plan including these missing elements, the applicant may appear before the Planning Commission.

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. SPENCE. MOTION APPROVED BY A VOTE OF 3-0.

PC2017-0063 SEQRA and Site Plan Review of a proposal to create off street parking. Project location is 1 and 3 Brunswick Road, a B2 Zone, Tax Map ID 101.80-2-36. Applicant is Robert Altman, 577 Congress Street, Troy, NY 12180.

Applicant is seeking to extend existing off-street parking.

Chair Vera: the site plan is deficient in several respects, including but not limited to the dimensions of the proposed parking spaces. There are a variety of free software programs which can aid in the creation of site plans.

Applicant: asked for permission to park vehicles on untreated gravel in the interim

Chair Vera: We cannot grant that permission.

MOTION TO TABLE MADE BY MS. HIGBEE, SECONDED BY MS. SPENCE. MOTION APPROVED BY A VOTE OF 3-0.

PC2018-0006 SEQRA and Site Plan Review of a proposal to redevelop a vacant gas station site as a Dollar General. Project location is 396 2nd Avenue, a B2 Zone, Tax Map ID 80.71-10-7. Applicant is Primax Properties, LLC c/o Bohler Engineering MA, LLC, 17 Computer Drive West, Albany, NY 12205.

Applicant outlined a proposal to demolish the existing, vacant gas station and orient the Dollar General store along the North property line, eliminate one of Second Avenue's curb cuts and add a curb cut on 109th Street.

Chair Vera: The architecture needs to be reconsidered. If you're going to replace some of the sidewalk, just replace all of it.

MOTION TO ASSUME LEAD AGENCY STATUS FOR AN UNLISTED SEQRA ACTION MADE BY MR. VERA, SECONDED BY MS. SPENCE. MOTION APPROVED BY A VOTE OF 3-0.

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. HIGBEE. MOTION TO TABLE APPROVED BY A VOTE OF 3-0.

PC2018-0007 SEQRA and Site Plan Review of a proposal to install new canopy, install 3 new gas dispensers and make exterior improvements to the building. Project location is 764 Fifth Avenue, a B3 Zone, Tax Map ID 80.33-8-11. Applicant is Stewart's Shops Corporation, PO Box 435, Saratoga Springs, NY 12866.

Applicant described a proposal to update gas canopies and replace underground storage tanks. Canopy will enlarge; all lighting on site will shift to LED; mansard roof will switch from cedar plate to brown metal; a row of evergreen trees will be added on the north end of parcel.

Ms. Spence: Are you improving the blacktop?

Applicant: Yes, we will regrade the lot and install a new catch basin

Chair Vera: Has testing for dry wells been conducted yet?

Applicant: Not as yet. Will we need to reappear?

Chair Vera: Only if you find something that requires a substantial revision of your site plan.

MOTION FOR CONDITIONAL APPROVAL MADE BY MR. VERA, SECONDED BY MS. HIGBEE. MOTION APPROVED BY A VOTE OF 3-0.

CONDITION(S): ACQUISITION OF REQUIRED VARIANCES

PC2018-0009 SEQRA and Site Plan Review of a proposal to place a trailer on the parcel to serve food and ice cream and create park/marina area. Project location is 813 First Ave, an R1 Zone, Tax Map ID 80.24-6-1. Applicant is Forever Young Realty, LLC, 1235 River Road, Troy, NY 12182.

Applicant explained that this lot was a former marina, and that ultimately the concept for this space is a pocket park. Applicant has previous experience building docks out into the Hudson River. Pre-existing concrete slab can house a shed for paper food accessories (plates, napkins, etc.). A food cart will service river-oriented customers (boaters, kayakers, etc.).

Chair Vera: You will require DEC approvals before the Planning Commission can act.

Ms. Spence: You're proposing a food cart with a professional chef; is this a rotating stable of chefs, or just one permanent employee in the cart?

Applicant: Just one chef, a professional who has lived in Troy for many years and studied at the Culinary Institute.

Chair Vera: It's difficult to tell what is existing and what is proposed. You will need a survey, with the proposed changes and additions overlaid.

MOTION TO TABLE MADE BY MR. VERA, SECONDED BY MS. SPENCE. MOTION TO TABLE APPROVED BY A VOTE OF 3-0.

MOTION TO ADJOURN MADE BY MR. VERA, SECONDED BY MS. HIGBEE.

MEETING ADJOURNED AT 7:43 PM BY A VOTE OF 3-0.

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