



**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 **Thursday, July 26 at 6:00 pm** in the Main Conference Room, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

OLD BUSINESS

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.

PC2018-0002 Site Plan Review of a proposal to create 80,000 sf of residential, 50,000 sf of commercial space and 95,000 sf of parking. Project location is 141 Congress Street, a MULTI Zone, Tax Map ID 101.61-3-2. Applicant is University Partners, LLC, 300 Jordan Road, Troy, NY 12180.

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

NEW BUSINESS

PC2018-0015 SEQRA and Site Plan Review of a proposal to operate an auto repair / landscaping company. Project location is 2702 Sixth Avenue, a B5 Zone, Tax Map ID 90.78-2-14. Applicant is Gallivan Companies, 215 Oakwood Avenue, Troy, NY 12180.

PC2018-0029 Site Plan Review of a proposal to convert a delicatessen to a smoke shop. Project location is 93-95 Congress Street, a B4 Zone, Tax Map ID 101.61-1-4.2. Applicant is Naif Alooafi, 32 N Swan Street, Albany, NY 12205.

PC2018-0039 SEQRA and Site Plan Review of a proposal to create a 10,000 sf health care professional building. Project location is 308 Oakwood Avenue, a MULTI Zone, Tax Map ID 80.-3-6. Applicant is Tom Murley, 32 Hialeah Drive, Troy, NY 12182.

PC2018-0042 Subdivision Review of a proposal to subdivide a large parcel with one building into 3 parcels. Project location is 1405 Fifth Avenue, a B5 Zone, Tax Map ID 101.69-3-2. Applicant is Italian Community Center, 1405 5th Avenue, Troy, NY 12180.

PC2018-0040 Site Plan Review of a proposal to open a granite and quartz countertop retail shop. Project location is 151 Fourth Street, a B4 Zone, Tax Map ID 101.61-6-9. Applicant is Kristine Dimas, 330 Sequoia Court, Howell, NJ 07731.

PC2018-0030 Site Plan Review of a proposal to renovate/convert a former organ factory building into a mixed-use building (recording studio/graphic design studio/two-bedroom apartment/storage). Project location is 108 Jefferson Street, an R4 Zone, Tax Map ID 101.77-13-4. Applicant is Jason Hughes, 136 Mosher Road, Delmar, NY 12054.

PC2018-0038 SEQRA and Site Plan Review of a proposal to create an addition to dining hall. Project location is Sage Avenue, an INST Zone, Tax Map ID 101.55-3-1./1.032. Applicant is RPI, 110 8th Street, Troy, NY 12180.

PC2018-0041 SEQRA and Site Plan Review of a proposal to create an addition to dining hall. Project location is Sage Avenue, an INST Zone, Tax Map ID 101.55-3-1./1.068. Applicant is RPI, 110 8th Street, Troy, NY 12180.

PC2018-0036 SEQRA and Site Plan Review of a proposal to demolish a 4-unit resident and build new 2-unit residence. Project location is 61-63 Ingalls Avenue, a B5 Zone, Tax Map ID 90.71-2-14. Applicant is TRIP, 415 River Street, Troy, NY 12180.

PC2018-0032 SEQRA and Site Plan Review of a proposal to demolish a 3 car garage and add two 2-unit residences. Project location is 332 Ninth Street, an R2 Zone, Tax Map ID 90.79-5-43. Applicant is TRIP, 415 River Street, Troy, NY 12180.

PC2018-0034 and PC 2018-0035 SEQRA and Site Plan Review of a proposal to merge 2 lots, demolish a 2-unit residence and build a new 2-unit residence. Project location is 441 and 443 10th Street, an R2 Zone, Tax Map ID 90.79-5-20. Applicant is TRIP, 415 River Street, Troy, NY 12180.

PC2018-0033 SEQRA and Site Plan Review of a proposal to construct a new 2-unit residence on a vacant lot. Project location is 449 10th Street, an R2 Zone, Tax Map ID 90.79-5-16. Applicant is TRIP, 415 River Street, Troy, NY 12180.

PC2018-0037 SEQRA and Site Plan Review of a proposal to create additional off-street parking for the IEM Corporation (850 River Street). Project location is 3251 Sixth Avenue, an R4 Zone, Tax Map ID 90.62-3-3. Applicant is Zach Mian, 850 River Street, Troy, NY 12180.

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 Planning Department at 279-7155. Any person having interest in the above matters will be heard at said time and place.

Chris Brown
Executive Secretary
City of Troy Planning Commission