

**TROY CITY COUNCIL
PLANNING COMMITTEE AGENDA
September 27, 2021
6:00 P.M.**

Pledge of Allegiance
Roll Call
Presentation of Agenda
Public Forum (*see end of agenda for instructions)

Discussion of Plan for City Parks

ORDINANCES

74. Ordinance Authorizing And Directing Transfer Of Parcels To The Troy Local Development Corporation (Council President Mantello) (At The Request Of The Administration)

RESOLUTIONS

65. Resolution Determining That Proposed Unlisted Action Shall Have No Significant Adverse Impacts On The Environment (Council President Mantello) (At The Request Of The Administration)

***PUBLIC FORUM**

Due to the COVID-19 crisis and pursuant to NYS legislation S.50001/A.40001, this meeting shall be held remotely via videoconference and live-streamed on the City Council's [YouTube channel](#). Troy residents who wish to comment during the public forum at the beginning of the meeting must have the ability to join the Zoom meeting via computer or phone and will be required to pre-register for the meeting. The link to register for the meeting will be posted at least 24 hours before the meeting on the Council [Agenda and Minutes](#) page. You must register for the meeting by 3 pm on the day of the meeting. Per Council rules, residents have 5 minutes to speak at the Planning meeting public forum.

Per the City Council, written comments will not be read aloud at this meeting but will be added to the meeting minutes. Written comments to be added to the meeting minutes should be sent to mara.drogan@troyny.gov and must be received by 3 pm on the day of the meeting. You must include your full name and residential address. Written comments received after 3 pm shall be treated as correspondence and forwarded to the Council for their review.

**ORDINANCE AUTHORIZING AND DIRECTING TRANSFER OF PARCELS
TO THE TROY LOCAL DEVELOPMENT CORPORATION**

The City of Troy, in City Council, convened, ordains as follows:

- Section 1.** As directed by Section 83-3(C) of the Troy Code, the Assessor has prepared the list of City owned surplus real property.
- Section 2.** As directed by Chapter 83-3 (F) (6) of the Troy City Code, the Troy Local Development Corporation (“TLDC”) has reviewed the list of commercial parcels of surplus property and has designated to the Property Review Committee those parcels it wants to acquire, namely 7100-7400 Main Street, Tax Parcels 111.67-1-1 and 111.67-1-2.
- Section 3.** The Property Review Committee has approved the transfer to the TLDC of the parcels designated in Section 2 above.
- Section 4.** The Council hereby authorizes the Mayor to convey the parcels listed in Section 2 to the TLDC.
- Section 5.** The Mayor is hereby empowered to execute and deliver to the TLDC a quit claim deed conveying the parcels listed in Section 2, subject to the applicable terms and conditions set forth in Section 83-5 (B) of the Troy Code.
- Section 6.** The properties will be conveyed by quit claim deed, subject to any easements or restrictions of record. The TLDC shall be liable for and shall pay all closing costs related to this sale including, but not limited to, filing fees, deed stamps, survey, title report, environmental reports and cleanup, and attorney fees, as applicable.
- Section 7.** This Ordinance shall take effect immediately.

Approved as to form, _____, 2021

Richard T. Morrissey, Corporation Counsel

TROY.NY

LOCAL DEVELOPMENT
CORPORATION

Chair

Justin Nadeau

Vice-Chair

Andy Ross

Executive Director

Steven Strichman

To: City Council
 From: Steven Strichman
 Date: August 5, 2021
 Re: Sperry Building transfer to LDC
 Section Block 111.67-1 Lots 1 & 2

The Troy LDC, working with the City of Troy Administration, requests transfer of title of the Sperry building and adjacent lot from the City to TLDC. The two properties were taken by a deeded tax foreclosure on July 14, 1997.

This brownfield site is in need of a significant petroleum remediation, estimated to be approximately \$35 million in 2013. The structure is unsafe, and will cost an estimated \$1.5 million to demolish because there is asbestos on the roof, which cannot be abated without compromising the integrity of the existing structure, which means the demolition will all have to be taken to a hazardous waste landfill.

The LDC has potential purchasers lined up for this site, to relocate a portion of operations related to the Industrial Road Phase 2 which would also retain a portion of land for city D.P.W. storage that would eventually return to the City.



While no deal with a developer yet has been signed, a short environmental assessment form for the transfer to the LDC has been completed which indicates there is no environmental impact related to the transfer to the LDC.



City of Troy
Office of the City
Assessor
City Hall
Monument Square
Troy, NY 12180

Telephone: (518) 270-4408
FAX: (518) 270-4650

August 14, 1998

Suzanne E. Maloney
City Assessor

RE: 5 River St.
Prior Owner: Troy Warehouses Asso.
W/P: 606150

Sperry Warehouses, INC.
1 Monroe St.
Troy, NY 12180

Dear Former Property Owner or Lien Holder:

On July 14, 1997 a deed of tax foreclosure was conveyed to the City of Troy for the above-mentioned property of which you are listed as being the former owner or lien holder.

The Troy City Council approved an Ordinance allowing the City to reconvey tax-foreclosed property to the former owners or holders of liens on the property. Those interested in buying back their property will pay all back taxes, interest, penalties, all current taxes, any expenses incurred by the City, and a \$200 administration fee for each parcel conveyed. In the case of improved property, an additional \$100 per month management fee will be paid while title to such property is held by the City of Troy after the date of foreclosure and prior to the date of reconveyance. Such fees shall be collected from the applicant, prior to the reconveyance or may be deducted from any excess rents collected by the City of Troy during the period in which the City held title to the property.

This is the final and only opportunity for the former owner to have any priority over the general public in the sale of this property. Applications will only be accepted on property which has not been reserved for City purposes.

The deadline for submitting applications is 4:30 p.m. on September 30, 1998. The same deadline of 4:30 p.m. September 30, 1998 exists for the applicant to submit a duly written certificate or certified search of the county clerk or clerk of surrogate's or other court of record, or by the duly written certificate or certified search of title report of any title insurance, abstract or searching company or attorney attesting that the applicant for such conveyance was on the date of filing of the list of delinquent taxes such owner, lienor, or encumbrancer of record and listing any liens or encumbrances of record as of that date. In the event that the estate, lien or interests of the applicant shall have been derived by reason of the death of the owner, lienor or encumbrancer of record of, or against such lands, real estate and real property on the date of the filing of the list of delinquent taxes, and such derived estate, lien or interest of the applicant shall not appear of record proof of such facts as shall be sufficient to attest to the derivation of such estate, lien or interest shall be made by affidavit of the applicant or other persons having information with relation thereto.

A reconveyance application form is enclosed. Please feel free to photocopy application if more are needed.

Yours truly,
Suzanne E. Maloney
City Assessor

CERTIFIED MAIL-FEE, AND DIMENSIONS FOR ANY SELECTED OPTIONAL SERVICES. 1998 0000

**RESOLUTION DETERMINING THAT PROPOSED UNLISTED ACTION SHALL HAVE NO
SIGNIFICANT ADVERSE IMPACTS ON THE ENVIRONMENT**

WHEREAS, the City Council of the City of Troy, New York (the “City”) is considering the transfer to the Troy Local Development Corporation, Tax Parcels 111.67-1 Lots 1 & 2, also known as “the Sperry property” in South Troy; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations”), the City desires to comply with the SEQR Act and the Regulations with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED, that the transfer constitutes an “Unlisted Action” under 6 NYCRR § 617; and

BE IT FURTHER RESOLVED, that a Short Environmental Assessment form has been completed and reviewed and it is the determination of the City Council that the action will have no significant adverse impacts on the environment.

Approved as to form, _____, 2021

Richard T. Morrissey, Corporation Counsel

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.

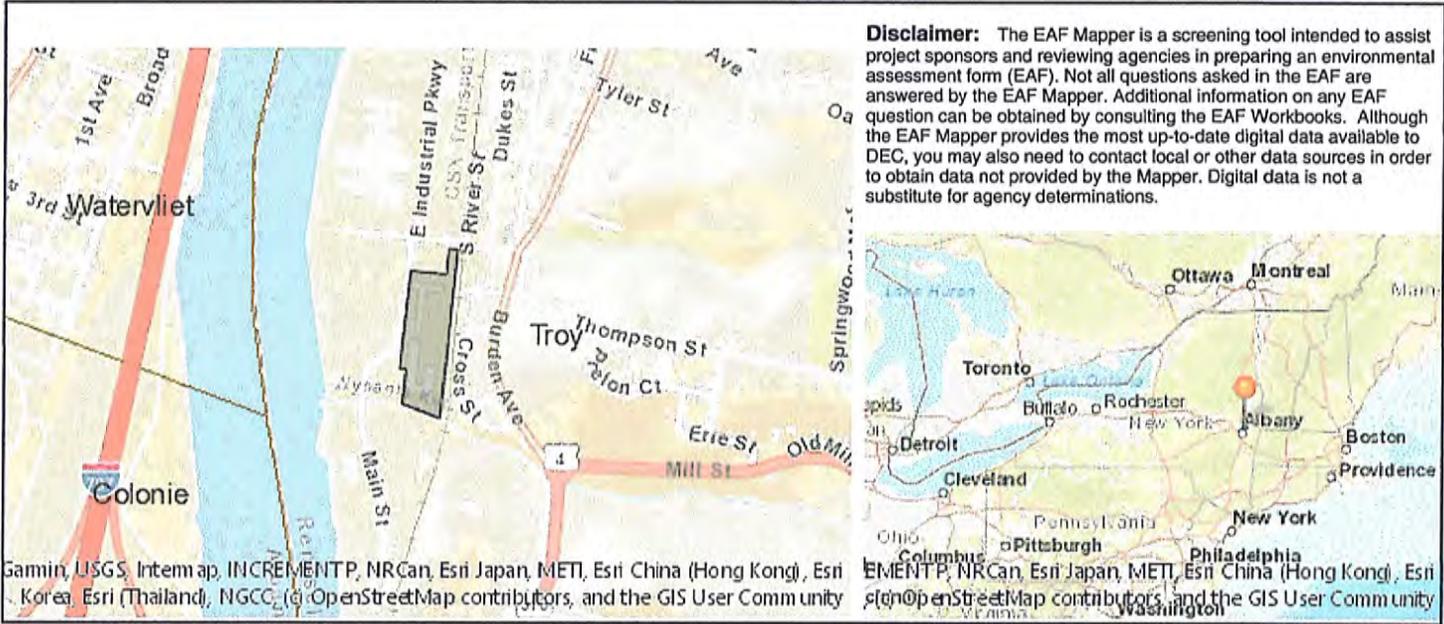
Part 1 – Project and Sponsor Information			
City of Troy - Transfer of Sperry Building to Troy Local Development Corp.			
Name of Action or Project: Transfer of Sperry Building to LDC			
Project Location (describe, and attach a location map): 7100-7400 Main Street 111.67-1 Lots 1 & 2			
Brief Description of Proposed Action: Transfer of vacant and deteriorated building to Troy Local Development Corporation for Economic Development purposes related to the construction of the South Troy Industrial Road			
Name of Applicant or Sponsor: City of Troy		Telephone: (518) 279-7166 E-Mail: steven.strichman@troyny.go	
Address: 433 River Street			
City/PO: Troy		State: NY	Zip Code: 12180
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.77 acres	
b. Total acreage to be physically disturbed?		>4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.77 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ There is a National Grid Coal Tar remediation immediately to the south, on the other side of the Wynantskill Creek. There was a slag remediation immediately to the north on lands of the County IDA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Steven Strichman</u> Date: <u>8/12/21</u>		
Signature: _____ Title: <u>Commissioner of Planning and Econ. Dev.</u>		

EAF Mapper Summary Report

Thursday, August 12, 2021 2:48 PM



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Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

Project:

Date:

8/12/21

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Troy City Council <div style="text-align: center;">Name of Lead Agency</div>	<div style="text-align: center;">Date</div>
<div style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</div>	<div style="text-align: center;">Title of Responsible Officer</div>
<div style="text-align: center;">Signature of Responsible Officer in Lead Agency</div>	<div style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</div>