



OFFICE USE ONLY

**Application**  
for  
**Planning Commission Review**

PC Case #: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
SEQR Type: \_\_\_\_\_

**Review Type**

Check all that apply:

Concept/Sketch

Change of Use

Site Plan

Subdivision or  
Lot Line Adjustment

Fill out the following information based on the site plan submitted. Applicants should familiarize themselves with the City of Troy Zoning Code prior to completing this form. For Changes of Use certain sections are not required *if* site alterations are not proposed, see below.

**Applicant**

|          |                                               |                        |                        |
|----------|-----------------------------------------------|------------------------|------------------------|
| Name:    | 1 Monument Sq LLC                             | Contact (if business): | Sumeet Gupta           |
| Address: | 41 Sarazen Street, Saratoga Springs, NY 12866 |                        |                        |
| Phone:   | (518) 542-1245                                | Email:                 | sgupta@hbrownstone.com |

**Property**

If the applicant is not the property owner, documentation must be attached demonstrating that the applicant has a legal interest in the subject parcel. (e.g. contract vendee, lessee, etc.)

|                  |                                                 |                   |                |
|------------------|-------------------------------------------------|-------------------|----------------|
| Owner:           | City of Troy                                    | Phone:            | (518) 279-7156 |
| Address:         | 433 River Street, Suite 5001                    |                   |                |
| Tax Map Nos.:    | 101.53-1-1, 100.60-1-2, Portion of 101.45-5-1.1 | Lot Area (acres): | 1.570          |
| Zoning District: | B4, Central Commerical                          | Historic Distict: | Yes            |

**Project**

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                        |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------|
| Existing Use:        | Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed Use:   | Residential/Commercial |
| Hours of Operation:  | 8AM-10PM(Mon-Thur) 8AM-2AM(Fri-Sun)                                                                                                                                                                                                                                                                                                                                                                                                                         | # of Employees: | 25                     |
| Project Title:       | One Monument Square                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                        |
| Project Description: | The applicant is proposing to construct a multi-use building, public plaza and public park area. The proposed structure will include 92 units (102,500 SF) of residential space and 19,890 SF of commercial/retail uses as well as two underground parking levels totaling 56,500 SF. The park space includes accessible connections from Riverfront Park to River Street, seating and viewing areas, waterfront promenade extension and various amenities. |                 |                        |

**Subdivision/Lot Line Adjustment**

*This section is required for subdivisions or lot line adjustment applications only.*

# of Existing Lots: 2

# of Proposed Lots: 2

**Site Statistics**

*This section is not required for Changes of Use with no site alterations. For subdivisions please leave this sections blank, attach a summary for each lot (existing and proposed).*

**Existing**

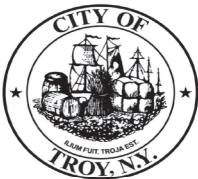
|                     |        |
|---------------------|--------|
| Lot Area (sf.):     | 68,240 |
| Front Yard (ft.):   | N/A    |
| Rear Yard (ft.):    | N/A    |
| Side Yard(s) (ft.): | N/A    |

|                          |       |
|--------------------------|-------|
| Lot Width (ft.):         | 321.0 |
| Lot Coverage (%):        | 0%    |
| Density (units per ac.): | 0.0   |
| Bldg. Height (ft.):      | N/A   |

**Proposed**

|                     |        |
|---------------------|--------|
| Lot Area (sf.):     | 68,240 |
| Front Yard (ft.):   | 0.0    |
| Rear Yard (ft.):    | 0.0    |
| Side Yard(s) (ft.): | 0.0    |

|                          |       |
|--------------------------|-------|
| Lot Width (ft.):         | 321.0 |
| Lot Coverage (%):        | 50%   |
| Density (units per ac.): | 59.0  |
| Bldg. Height (ft.):      | 89.3  |



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(page 2)Date Complete: \_\_\_\_\_  
Date Approved: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_**Site Statistics (cont'd)**

*This section is not required for Changes of Use with no site alterations.* Provide existing and proposed lot coverage. Pavements include asphalt, concrete, or packed earth/gravel. Building areas include foundations and covered porches/decks only; roof overhangs or awnings do not count toward building area.

**Existing Lot Coverage**

|                    |        |
|--------------------|--------|
| Green Space (sf.): | 8,480  |
| Pavements (sf.):   | 59,760 |
| Buildings (sf.):   | 0      |

**Proposed Lot Coverage**

|                    |        |
|--------------------|--------|
| Green Space (sf.): | 9,363  |
| Pavements (sf.):   | 36,859 |
| Buildings (sf.):   | 22,018 |

Total Increase of Impervious Area (sf.): 0

**Buildings**

*This section is not required for Changes of Use with no site alterations.*

|                           |     |                       |                          |                           |
|---------------------------|-----|-----------------------|--------------------------|---------------------------|
| # of Existing Structures: | 0   | Type of Construction: | N/A                      | (e.g. brick, steel, wood) |
| # of Ex. Bedrooms:        | 0   |                       |                          |                           |
| # of Prop'd Structures:   | 1   | Type of Construction: | Steel, concrete and wood | (e.g. brick, steel, wood) |
| # of Prop'd Bedrooms:     | 110 |                       |                          |                           |

**Parking**

*This section applies to off-street parking only.* Refer to §285-52 through §285-66 for parking requirements by zoning district. Refer to §285-91 for the Schedule of Required Off-Street Parking for parking requirements by use.

|                          |     |                        |
|--------------------------|-----|------------------------|
| # Req'd Parking Spaces:  | 0   |                        |
| # Prop'd Parking Spaces: | 115 | # Prop'd ADA Spaces: 5 |

**Utilities**

Provide existing and proposed water and sewer usage quantities. In addition, please provide information (size, type, and location) for utilities available to the project site; either existing utilities or those proposed. Contact Department of Public Utilities (DPU) for available record information.

|                        |                                                                                                                                                                                                  |                         |        |  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------|--|
| Ex. Water Usage (gpd): | 0                                                                                                                                                                                                | Pro. Water Usage (gpd): | 18,640 |  |
| Ex. Sewer Usage (gpd): | 0                                                                                                                                                                                                | Pro. Sewer Usage (gpd): | 18,640 |  |
| Sewer:                 | Two proposed SDR-35 PVC services (one 4", one 6") will serve the building and ultimately discharge to the existing 48" RCP main northwest of the building                                        |                         |        |  |
| Water:                 | One proposed 8" DIP service will serve the building from the existing 16" main northeast of the building                                                                                         |                         |        |  |
| Storm/Drainage:        | A proposed network will connect drainage from the garage and park area to the existing storm network discharging to the Hudson River. Stormwater will be treated as necessary prior to discharge |                         |        |  |

**Request for Extension**

Per the City of Troy's Code, Planning Commission approval expires after six (6) months if an application for building permit has not been filed. Use this section to request any additional time required.

Requested Extension: 0 months

I(We) understand that I(we) am(are) responsible for the placement of notification signs per §285-47 of the Zoning Ordinance. Further, 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 and belief accurate and correct and that I(we) have read and understand all applicable requirements, regulations, and laws as well as the instructions provided by City Staff.

Signed: Sumeet Gupta  
Name: Sumeet GuptaDate: 12.23.2021