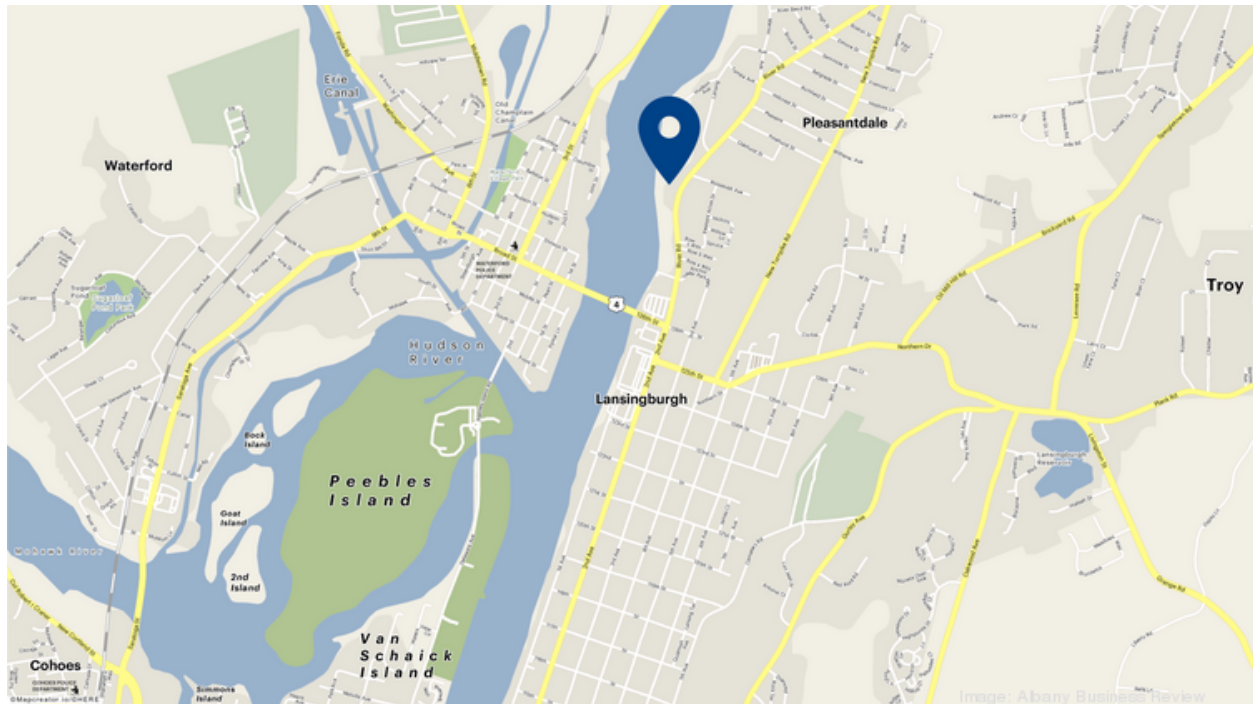


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Developer wants to build 230 apartments along the Hudson River in north Troy



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Developer Kevin Vandenburg is asking the city to rezone roughly nine acres at east of the Troy-Waterford Bridge so he can construct three four-story apartment buildings.

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By [Michael DeMasi](#) – Reporter, Albany Business Review
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A proposal to build 230 apartments on wooded land along the Hudson River in north Troy has drawn opposition from more than 1,000 people who have signed a petition online.

Developer [Kevin Vandenburg](#) is asking the city to rezone roughly nine acres at 1011 2nd Ave. east of the Troy-Waterford Bridge so he can construct three four-story apartment buildings.

The development would include 353 parking spaces — surface level and underground garage — a clubhouse, 40 boat docks, a kayak launch and multi-use trail, according to a description submitted to the city planning commission.

The kayak launch and trail would be open to the public.

The site would include one adjacent acre in the town of Schaghticoke.

The property is zoned single-family residential, meaning up to 38 homes could be built there as of right, according to Vandenburg's consultant, M.J. Engineering and Land Surveying PC of Clifton Park.

Doing so would result in the loss of most or all of the trees compared to the design of the apartment buildings, which would preserve about 2.5 acres; provide no public access to the waterfront; and generate less tax revenue for the city, according to M.J. Engineering.

But the proposed apartments drew concerns from at least two planning commissioners, [Sara Wengert](#) and [Barbara Higbee](#), during a recent meeting.

"That is an awful lot of units," Higbee said.

Wengert said the apartment complex would be "a dramatic increase in density of human beings on this property" and the visual impact from the river would also be "dramatic."

"We're taking a greenfield and making a significant development there," Wengert said. "If it were half as big as what you were showing, it would be a lot easier. It's frightening."

A [Change.org petition](#) received 1,083 signatures as of Wednesday. The petition describes the land as the "last untouched waterfront forest" in Troy and says it has historical and cultural significance to Native Americans. The petition asks the city council to deny the rezoning.

The planning commission requested a traffic impact study and photo simulations of the proposed development. The commission must decide whether to recommend the rezoning to the city council.