

**TROY CITY COUNCIL
PLANNING COMMITTEE AGENDA
August 27, 2020
6:00 P.M.**

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

Updates on City Projects – Commissioner of Planning

- 1 Monument Square
- COVID Response/Business support
- State Street Redesign
- Hoosick St/Rt. 7 Redesign
- Marina/Seawall
- Riverfront Park Extension/Riverfront trail
- Powers Park
- Industrial Road/South Troy Remediation
- Comprehensive Re-Zoning
- Wayfinding

LOCAL LAWS

ORDINANCES

67. Ordinance Authorizing Amendment Of City Of Troy Zoning Map Established By Troy Code Section 285-49 (A) To Rezone Tax Map Parcel Number 70.64-1-1 On 2nd Avenue In North Troy From R-1 Single Family Residential Detached To P Planned Development (Council President Mantello) (At The Request Of The Administration) **For introduction only.

RESOLUTIONS

91. Resolution Referring Lansingburgh Zoning Change Request To Planning Commission For Review And Recommendation (Council President Mantello) (At The Request Of The Administration)

***PUBLIC FORUM**

Due to the current COVID-19 crisis and pursuant to Governor Andrew Cuomo's Executive Order No. 202.1, this meeting shall be held remotely via videoconferencing and live-streamed on the City Council's YouTube channel at <https://www.youtube.com/troycitycouncil>. 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 at <http://www.troyny.gov/government/city-council/agenda-minutes/> and sent out through the City Clerk's public notices email list (sign up at <http://eepurl.com/DBKfP5>). You must register for the meeting by 3 pm on the day of the meeting. Comments for this meeting must be regarding agenda items.

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, as required by Council rules. Written comments received after 3 pm shall be treated as correspondence and forwarded to the Council for their review.

**ORDINANCE AUTHORIZING AMENDMENT OF CITY OF TROY ZONING MAP
ESTABLISHED BY TROY CODE SECTION 285-49 (A) TO REZONE TAX MAP
PARCEL NUMBER 70.64-1-1 ON 2nd AVENUE IN NORTH TROY FROM
R-1 SINGLE FAMILY RESIDENTIAL DETACHED TO P PLANNED DEVELOPMENT**

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

Section 1. The purpose of this Ordinance is to authorize changing the zoning classification of certain lands identified by tax map parcel number 70.64-1-1, from R-1 Single Family Residential Detached to P Planned Development.

Section 2. The lands identified by tax map parcel number 70.64-1-1 are depicted on the relevant portion of the City of Troy Official Zoning Map attached to this Ordinance.

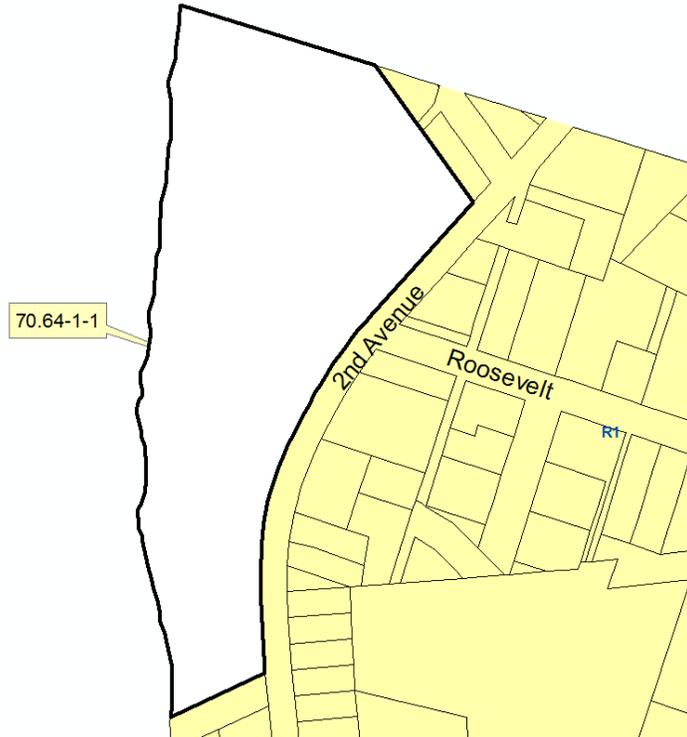
Section 3. The City Council hereby authorizes the change in zoning classification of the lands identified by tax map parcel number 70.64-1-1, from R-1 Single Family Residential Detached to P Planned Development, and hereby directs the Department of Planning and Community Development to delineate this change on the Zoning Map of the City of Troy as an amendment made thereto pursuant to Troy Code Section 285-49(B) and enacted by this Ordinance.

Section 4. This Ordinance shall take effect immediately.

Approved As To Form, _____, 2020

Richard T. Morrissey, Corporation Counsel

ATTACHMENT



**RESOLUTION REFERRING LANSINGBURGH ZONING CHANGE
REQUEST TO PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION**

WHEREAS, Kevin Vandenburg (“the developer”) has an option to purchase land on River Road in Lansingburgh known as Tax Parcel 70.64-1-1; and

WHEREAS, the developer has requested a zoning change from R-1 Single Family to P Planned Development which would be required to allow for the planned development and construction of an apartment complex with six (6) 3-story buildings sitting atop covered parking spaces and containing approximately 240 units as shown in the attached diagram; and

WHEREAS, the City of Troy Planning Commission was established by the City Council under Chapter 71 of the City Code to examine developments within the municipality for their impacts on the public health, safety, and general welfare of the residents of the City; and

WHEREAS, the Planning Commission has the experience to review this zoning change request, and determine the suitability of this proposed zoning change, or to request modification to the proposal.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Troy hereby refers the request to change the zoning classification for Tax Parcel 70.64-1-1 from R-1 Single Family Residential to P Planned Development to the City of Troy Planning Commission for review of this proposal; and

IT IS FURTHER RESOLVED that the Planning Commission shall require from the developer all studies and information the Commission deems necessary to properly review and analyze the zoning change proposal and to provide the City Council an informed recommendation as to whether the request should be granted or denied.

Approved as to form, _____, 2020

Richard T. Morrissey, Corporation Counsel



W.M. Patrick Madden
Mayor

Steven Strichman
*Commissioner of Planning &
Economic Development*

Monica Kurzejeski
Deputy Mayor

**Department of
Planning & Economic Development**
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Steven.Strichman@troyny.gov

To: City Council
From: Steven Strichman, Commissioner of Planning and E.D.
Date: 8/21/20
Re: Lansingburgh Apartments – Zoning Change R1 to PD referral to Planning Commission

Kevin Vandenburg has conceptually presented to the Planning Commission a proposal to develop the northernmost riverfront parcel in Lansingburgh, 70.64-1-1, 2nd Street, with 6 apartment buildings containing approximately 200-240 units. He has an option to purchase the 11 acre parcel, 10 acres of which are in the City of Troy. All development planned at this point remains within the City of Troy. The development as proposed cannot be built with the existing Single Family Zoning and it is large enough of a parcel that a zoning change to Planned Development may be warranted.

The Developer has commenced archaeological studies, confirmed the ability to meet water and sewer requirements as well as Troy's obligations for the CSO. A portion of the site is restricted in use because the city has an easement for a water line that services Saratoga County, and the draft plan shows the provision for this north of the two southern buildings.

Potential benefits of this proposal include the creation of public access to the River, installation of sidewalks down to the supermarket, an improved intersection at Roosevelt, even possibly safer routes to the Turnpike School.

In order to spend on further planning, the developer needs to see if there is an interest in allowing for the zoning change. Because the Planning Commission has the experience to review this zoning change request and determine its suitability for this zoning change, or to request modification to the proposal, I recommend that this proposal be referred to them for review. The PC may require additional studies and modifications to the development. A recommendation from the PC would certainly provide you with more details on which to make your decision.