

Wm. Patrick Madden
Mayor

Chris Nolin
Deputy Mayor



Steven Strichman
Commissioner of Planning

Phone: (518) 279-7166
steven.strichman@troyny.gov

Planning Commission

433 River St., Ste. 5001
Troy, New York 12180

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission of the City of Troy, New York, will conduct a public meeting at **6:00 P.M. on Wednesday, April 19th, 2023**, to act upon the following requests for review and approval referred by the Bureau of Code Enforcement.

The City of Troy Planning Commission will be conducting in-person meetings, however members of the public [may attend and participate virtually by clicking the zoom link on the planning webpage](#).

Members of the public are encouraged to submit comments prior to the meeting via email or in-person during the public comment period. All written public comment should be directed to planningcommission@troyny.gov at least six (6) hours prior to the meeting. No other email address is monitored for public comment.

Administrative Items

Adoption of Meeting Minutes from February 15th & March 22nd, 2023, by Resolution

Consent

[PLPC 2023 0023](#) – 6 Brunswick Ave – (101.80-4-3) [[B-2 Community Commercial](#)]
Change of Use –SEQRA (Type II)

-The Applicant, Nicholas Reinert, wishes to do a cosmetic fit-up of a 300 sq ft space in a commercial building to relocate his business, The Factory Tattoo. Off-street parking provided.

Old Business

[PLPC 2021 0034](#) –547-549 River Street (101.22-9-1) [[Hoosick Street Waterfront](#)]
Site Plan Review –SEQRA (Type I)

The applicant, Bargain Block, LLC, on behalf of First Columbia, LLC, proposes to revise an older proposal at 449 River Street by increasing the number of congregate units at the proposed new construction site of a senior housing facility, totaling 150 units. Additionally, the applicant proposes to convert 4 floors of office space into 72 apartments and construct a new rock-climbing gym on the south side of the building.

[PLPC 2018 0003](#) –141 Congress St. (101.61-3-2) [[MULTI](#)]
Site Plan Approval Extension, SEQR (Type II)

City Station North, LLC is proposing to construct ±90,000 sq. ft. of residential, ±50,000 sq.ft. of commercial, and ±160 parking spaces in a MULTI Zone. The applicant is seeking a 6-month extension of their approvals.

Continue to Page 2

Written by Eric Ferraro, On Behalf of the Executive Secretary

Additional information regarding the above listed actions is available by contacting eric.ferraro@troyny.gov.

As required by the Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

[PLPC 2023 0004](#) – 504 Broadway Ave. (101.53-6-2.2) [B-4 Central Commercial]
Site Plan Review, SEQR (Type I)

The applicant, Phinney Design Group, is proposing to convert an existing 2-story building built in 1970 into a 3-story, mixed use, self-sustaining building with professional workspaces on upper 2 floors and a restaurant on the ground floor. Additionally, the applicant proposes to replace sidewalks, provide bicycle parking, EV charge stations for electronic vehicles and install planters/enhance green footprint.

New Business

[PLPC 2023 0022](#) –15 Northern Drive (70.81-2-10) [B-3 Shopping Central Commercial]
Site Plan Review –SEQRA (unlisted)

The Applicant, Global North Properties Corp., seeks to convert a vacant building and neglected parcel into a used car dealership provisioned with site enhancements and signage. Existing site lighting shall be utilized.

[PLPC 2022 0001](#) -520 5th Ave (80.64-6-19) [B-2 Community Commercial]
Site Plan Review –SEQRA (unlisted)

The applicant, Joseph Mouwad, proposes to convert a vacant structure and neglected parcel into a light automotive repair center and used car sales. The proposal calls for site enhancements/improvements, green infrastructure, use of existing sign infrastructure and pledges to be a good steward of the neighborhood after receiving a special use and area variance in February 2022.

[PLPC 2022 0097](#) –1818 Fifth Ave. (101.53-6-1) [B-4 Central Commercial]
Concept Review –SEQRA (Type I)

The applicant, The Rosenblum Companies c/o Bohler, proposes to redevelop the current site of a single story former and vacant bank building into a 4-story, 71 unit, apartment complex seeking to restore the continuous pre-urban streetscape. The building will be the city's first zero-emission multifamily building and will provide residential amenities, bicycle and limited onsite parking with additional off-site parking.

[PLPC 2023 0011](#) – 625 Seventh Ave (80.56-3-1) [INST, Institutional]
Concept Review –SEQR (Unlisted)

The applicant, 625 7th Ave, LLC, wishes to convert the former Catholic Central High School building in Lansingburgh into 74 market-rate apartments. Upgrades include new interior amenities and exterior site improvements.

Written by Eric Ferraro, on behalf of the Executive Secretary

Additional information regarding the above listed actions is available by contacting eric.ferraro@troyny.gov.

As required by the Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.