

**Wm. Patrick Madden**  
Mayor

**Chris Nolin**  
Deputy Mayor



**Steven Strichman**  
Commissioner of Planning

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## Planning Commission

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

### NOTICE OF PUBLIC HEARING

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, July 19<sup>th</sup>, 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](mailto: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 June 21<sup>st</sup>, 2023, by Resolution**

#### Consent

**PLPC 2023 0038**—908 River Street (90.54 2-1) [MU 2/N IV]  
Change of Use Review—SEQRA (Type II)

The applicant, Firat Karatas, is proposing to install a Café in a former bottle redemption center. The café will feature pastries, sweets, soda pop, coffee/tea, juice and dessert items.

#### Old Business

**PLPC 2022 0097**—1818 Fifth Ave. (101.53-6-1) [DMU/DT I]  
Site Plan 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 that seeks 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 infrastructure and limited onsite parking with additional off-site parking.

**PLPC 2023 0031**—1776 Sixth Ave (101.54-2-16) [DMU/DT II]  
Change of Use/Site Plan Review—SEQRA (Type I)

The applicant, First Columbia, LLC., seeks a change of use of the existing 2 story office building from commercial to residential & to construct an additional 4 floors, creating 64 residential units (184 bedrooms) for graduate student housing.

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Written by Eric Ferraro, Acting Executive Secretary

Additional information regarding the above listed actions is available by contacting [eric.ferraro@troyny.gov](mailto: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 2022 0081** – 885 Fifth Ave (80.25-6-2) [MU 2/N IV]  
Concept Review – SEQRA (Unlisted)~~

~~The applicant, Albaraa Alhemyari, proposes amendments to a previously approved site plan. The amendments call for updates to the building to provide for a small expansion, adjustments of site features such as upgrades to the fuel canopy, drive entrances, green space & infrastructure. Operationally, the applicant wishes to discontinue the repair shop and expand convenience sales.~~

### **New Business**

**PLPC 2023 0039** – 1011 2<sup>nd</sup> Avenue (70.64-1-1, 70.56-1-6) [Planned Development District]  
Concept/Site Plan Review – SEQRA (Type I)

The applicant, Starlight Development LLC, is proposing to construct 3 multifamily apartment buildings (231 units) with underground parking and surface parking, travel lanes, sidewalks, and multiuse path on an undeveloped 11-acre parcel. Site enhancements include private connections to municipal water/sewer as well as on site stormwater management.

### **New Zoning Terms:**

DMU=Downtown Mixed Use  
DT = Downtown  
MF = Multi-Family  
MU = Mixed Use  
SF = Single Family  
N = Neighborhood

Written by Eric Ferraro, on behalf of the Executive Secretary

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