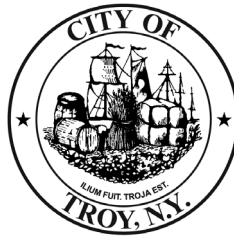


Wm. Patrick Madden
Mayor

Christopher Nolin
Deputy Mayor



Steven Strichman
Commissioner of Planning

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

DRAFT

Planning Commission

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

MEETING MINUTES

The Planning Commission of the City of Troy, New York, conducted a public meeting at **6:00 P.M. on Wednesday, February 15th, 2023**, in person for the Board and available via Zoom conferencing, to act upon the following requests, referred by the Bureau of Code Enforcement of the City of Troy, for review and approval.

6:04 pm – Meeting called to order.

Commissioners in Attendance

James Rath (JR), William Comiskey (WC), Suzanne Spellen (SS), Roddy Yagan (RY)

Also, in Attendance

Andy Brick (Planning and Zoning Attorney), Eric Ferraro (Assistant Planner), Steven Strichman (Commissioner of Planning & Economic Development)

Administrative Items

Adoption of Meeting Minutes from January 15th, 2022, by Resolution:

- **B.C. Motions to: Adopt Meeting Minutes from 01/15/23. S.S. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
James Rath		X			
Anthony Mohen	X				
William Comiskey		X			

- **Motion to: Adopt meeting minutes from January 15th, 2022. Passed 4-0**

Planning Commission to take a vote on a permanent Vice Chairperson.

- **. . Motions to: Elect as Vice Chairman of the PC. . . seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan					
Sara Wengert	X				
Suzanne Spellen					
James Rath					
Anthony Mohen	X				
William Comiskey					

- **Motion to: Elect as Vice Chairman of the PC. passed -**

***No action taken due to the absence of 2 commissioners**

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Written by Eric Ferraro, On Behalf of the Executive Secretary

Additional information regarding the above listed actions is available by contacting the Planning Commission’s Assistant Planner, 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.

New Business

PLPC 2023 0005 - City Council by Resolution 2023-13 – Hill Street, Discontinuance [§ 285-61: B-4 Central Commercial]

Discontinuance of one-half block of Hill Street from Liberty Street north to Fourth Street, for the expansion of Liberty Square and the creation of a Mobility Hub.

- Applicant presentation: Steven Strichman
- Commissioner comments and questions to applicant.
 1. J.R. asks:
 - About the public hearing & process.
 - Questions about site features
 2. R.Y. asks A.B. about what the report consists of and site plan details.
- Request for public comment: No
- Commissioner deliberation:
 1. J.R. supports. W.C. concurs.
 - Asks about Defazio's
 2. All speak to general approval.
 3. Suggestions made for report to include more green space.
- Applicant response:
 1. S.S. responds the public hearing would be 2/16/2023; could vote as early as 3/2/23.
 2. A.B. clarifies process and outlines authority of PC.
 - Any proposed change to officials of the [city] map must be referred to the PC for a review and report.
 - The city council cannot act until you have provided your report to them, or 62 days have passed. If no report is provided it is deemed approved.
 - If they're on a schedule to begin in March, you would need to provide a report back to them.
 - Make it clear on your opinion on the discontinuance.
 - Articulate comments, suggestions, and concerns.
 - Responds to R.Y. – “Whatever you transmit back would have to be by majority vote of the commission, but it doesn't specifically say what has to be included.”
 3. Steven responds to commissioner questions.

- **J.R. Motions to: Issue a favorable report on the discontinuance of this roadway with observations and suggestions to the City Council** **S.S. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Anthony Mohen	X				
James Rath		X			
William Comiskey		X			

- **Motion to: Issue a favorable report on the discontinuance of this roadway with observations and suggestions to the City Council** **. passed 4-0.**

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[PLPC 2023 0006 - City Council by Resolution 2023-12 - Canal Street, Discontinuance \[R-4: Urban Neighborhood Residential, Medium to High Density\]](#)

Discontinuance of one-half block of Canal Street from Franklin Street east to Third Street, for the expansion of Canal Park north to the Poestenkill

- Applicant presentation: By Steven Strichman
- Commissioner comments and questions to applicant.
 1. J.R. & R.Y. asks questions about the site plan; parking, lighting, etc.
- Request for public comment: Yes
 1. Shep Kelly—explains why he is in opposition of this proposal.
 2. Diane Bell –Osgood neighborhood Association—is in favor of this proposal.
- Commissioner deliberation:
 1. J.R. part of a neighborhood proposal for AARPA funds (disclosure).
 - A.B. agrees that is not a conflict of interest. Emphasizes to render a decision that benefits the city at large and not only the neighborhood.
 2. R.Y. --Would this cause any traffic congestion?
 - Asks about waste bins. Mentions dog owners.
 3. J.R. does not think there will be traffic problems.; responds to question on waste bins.
 4. Begins making suggestions to the site plan.
 5. W.C. not concerned about parking. Supports plan.
- Applicant response:
 1. Steven responds to questions about the site plan.
 2. Hours are sunrise to sunset; not sure of the lighting plan.
 3. Addresses concerns about parking.
 4. A.B.-->To the public’s benefit, this is a recommendation to the City Council, who will be making the determination of the discontinuance and providing the approval of the design of the park.

• **B.C. Motions to: Issue a favorable report on the discontinuance of this roadway with observations and suggestions to the City Council**

S.S. seconded.

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Anthony Mohen	X				
James Rath		X			
William Comiskey		X			

- **Motion to: Issue a favorable report on the discontinuance of this roadway with observations and suggestions to the City Council**
passed 4-0.

[PLPC 2023 0004](#) – 504 Broadway Ave. (101.53-6-2.2) [[§ 285-61: 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 and install planters/enhance green footprint.

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- Applicant presentation: By Edwin Anker

- Commissioner comments and questions to applicant.
 1. R.Y. asks about use and variation of timber construction.;
 - Asks if any public forum has been had.
 - What is the value in lead certification?
 - Asks about the use of specific exterior materials.
 - Additional questions about design & mechanicals.
 2. J.R. asks about:
 - Bicycle accommodations
 - Technical details of their proposal and site plan
 - [to city] Use of adjacent land space.
 - Off street parking
 - Makes suggestions; wants to see suggestions in the plans for the next time they appear in front of the council.
 - Asks if they've had any discussions with the FD & HRC?
 - Encourages applicant to actively pursue a conversation with the FD
 - Wants to see those proposed transportation suggestions/details on a revised site plan.
 3. E.F. asks about square footage; states use of heavy timber is a sub-classification of building codes and standards and should direct concerns of design safety to the building department.
- Request for public comment: No
- Commissioner deliberation:
 1. A.B. (Disclosure): we received a letter from Albany management (neighboring property owner) concerning this project.
 - A.B. is a tenant of Albany Management.
 - Will not have any bearing on ability to objectively advise.
 2. Strichman responds to J.R.
 3. Suzanne states: "As someone who cares about historic preservation, I think this is the perfect part of downtown to do this sort of thing. There's nothing around it that's inherently historic except for the Record Building. I like it."
 4. A.B. states requirements of Type 1 projects/actions.
- Applicant response:
 1. Responds to Commissioner questions & suggestions.
 2. Talks about site plan amenities/green space.
 3. No public forum has been scheduled.
 4. No talks with FD or HRC to date.
 5. About 5500 sq ft per floor

- **S.S. Motions to: Declare intent for PC to Act as Lead Agency . B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Anthony Mohen	X				
James Rath		X			
William Comiskey		X			

- **Motion to: Declare intent for PC to Act as Lead Agency . passed 4-0.**

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Old Business

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.

- Applicant presentation: By Jeff Smetana
- Commissioner comments and questions to applicant.
 1. R.Y. and J.R. ask questions about site.
- Request for public comment: No
- Commissioner deliberation:
 1. A.B. states all four commissioners need to agree for an approval.
 2. J.R. “none of us were on the commission when this was presented. Only Sara.”
 - Suggests having a bit of a discussion when other commissioners are present. R.Y. concurs.
 - Asks about timelines.
 3. R.Y. asks what commissioners prefer to do.
 - J.R. suggests, with lots of changes in area have been made, that this is not a plan that he would approve if it were a new applications and provide a lot of comments on how it could be amended.
 4. A.B. “We have to keep in mind what the applicant is requesting here this evening.”
 - Extension requests doesn’t give rise to review of the site plan itself.
 - Unless there is a substantial change to the surrounding neighborhood that would justify reopening the SEQR process than there is a presumption of an entitlement of extension. Elaborates.
 - Applicants’ decision to ask members of commission to vote.
 - Supplies options to commissioners.
 5. R.Y.: what constitutes a substantive change in the neighborhood?
 6. A.B.->Adds...to the applicant...
 - “What I will be recommending to you to consider when making an extension request, are 2 primary components.
 - What has changed in the surrounding community?
 - What is the reasonable basis for the extensions that were previously granted? A reasonable and sufficient justification or why it has taken a bit of time and why they need a bit more to get over the finish line.”
- Applicant response:
 1. Wanted to provide an update.
 2. Applicant requests audience with all commissioners present and discuss with board.
 3. Last extension was Feb of 22. EF confirms.

- **J.R. Motions: Table item to the March 15th Planning Commission meeting**
R.Y. seconded.

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Anthony Mohen	X				
James Rath		X			
William Comiskey		X			

Motions: Table item to the March 15th Planning Commission meeting
R.Y. passed -.

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J.R. motioned to: Adjourn February PC meeting at 8:25 PM . R.Y. seconded.

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Anthony Mohen	X				
James Rath		X			
William Comiskey		X			

Motion to: Adjourn meeting at 8:25 PM passed 4-0.