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Mayor

Christopher Nolin  
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Commissioner of Planning

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## 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, March 22, 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.

#### **6:03 pm – Meeting called to order.**

##### Commissioners in Attendance

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

##### 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 February 15<sup>th</sup>, 2023, by Resolution: Postponed to April; 'Draft' available.

Planning Commission to take a vote on a permanent Vice Chairperson: Postponed to April

#### **Consent**

**PLPC 2021 0067** – 26 New Turnpike Road (70.81-2-17) [B-3 Shopping Center Commercial]  
Site Plan Review –SEQR (Unlisted) – Extension of Approvals request

**PLPC 2021 0034** – The Bargain Block  
545, 549 and 558 River Street (101.22-9-1, 101.22-5-7 THRU 8, and 101.22-10-1 THRU 2)  
Extension Request.

**\*Items removed to 'Old Business' for public and commissioner comment.**

#### **New Business**

**PLPC 2023 0010** –Northern Drive Discontinuance – [B-3 Shopping Center Commercial]

Discontinuance of a portion of Northern Drive between New Turnpike Avenue and Fifth Avenue to provide opportunities benefitting the area to improve its functional and aesthetic design.

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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](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.

- Applicant presentation: By Steven Strichman
  1. A real opportunity to make an aesthetic improvement in Lansingburgh.
- Commissioner comments and questions to applicant.
  1. R.Y. – Inquires about infrastructure alternatives. Clarifies that improvements will be more so in the purview of the new owners.
  2. J.R. Inquires as to process for site enhancements as related to PC actions.
- Request for public comment: Yes
  1. Joe Johnson: provides list of concerns. Specifically cites school bus routes and poor functioning of traffic devices throughout city. Discussion ensues.
  2. New Turnpike Ave resident: Inquires about sale and ‘school bussing’. Agrees the turn from New Turnpike going east, is not a safe one. School busses will go straight and use the Northern Drive section to avoid that unsafe turn. Something needs to be followed up on to ensure safe traffic.
  3. Requests commission speak with Bus companies to discern viability of re-routing.
  4. William Noble: Speaks of bus routes for children. Generally, supports but wants to see bus routes addressed, including CDTA, not just school. Current infrastructure is not good.
- Commissioner deliberation:
  1. J.R. reviews some traffic statistics.
  2. A.B. clarifies action. Suggests making recommendations to council if inclined to approve.
- Applicant response:
  1. New owner/former applicant would need to come back to PC for site enhancements from original proposal.
  2. City Council has public hearing on 3/23
  3. Discusses traffic routes with commissioners and public.
  4. In response to Mr. Johnson’s concern to have the commission speak with transportation advisors, S.Strichman states a conversation with the Transportation Dept. DOT says this will not be a problem citing alternative routes.

• **A.M. Motions to: Issue a favorable response on the discontinuance of this roadway with recommendations to the City Council and City. J.R. 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 response on the discontinuance of this roadway with recommendations to the City Council and City. passed 5-0.**

**Old Business**

[PLPC 2021 0067](#) – 26 New Turnpike Road (70.81-2-17) [B-3 Shopping Center Commercial]  
 Site Plan Review –SEQR (Unlisted) – Extension of Approvals request

-The Applicant, National Grid, is returning to implement a previously approved plan that was conditioned upon a lighting and landscaping plan, to develop site. Additional upgrades will be made for fencing, new foundations, expansion of existing driveway and refurbishment of existing walking trail, as was previously noted in their November 2021 PC presentation. The applicant is seeking and extension of their approvals.

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- Applicant presentation: By Jessica Leis of National Grid
- Commissioner comments and questions to applicant.
- Request for public comment: Yes
  1. Joseph Johnson has concerns and questions about the landscaping and lighting.
- Commissioner deliberation:
  1. R.Y. asks commissioners if this should be re-opened.
  2. A.B. clarifies actions and procedures.
    - Confirmation by the City Engineer was required.
    - A copy of this should be provided to Mr. Johnson per previous commitments; Both items can be confirmed independently.
  3. R.Y. Can we also separately condition our re-approval on a different review? ; A.B. -no, you would need to deny the extension
  4. A.B. suggests working to obtain necessary documentation and re-visit next month providing the opportunity for staff to review and seek out any previous approvals of stipulations sought.
    - J.R. doesn't feel they need to come back.
- Applicant response:
  1. States she will re-submit revised landscaping plans and actions to date.
  2. If plantings become a logistical/safety to utility structures, is that something we would discuss with the planning department to come to an agreeable term?

• **J.R. Motions to: Approve a 6-month extension of previous PC approvals. A.M. seconded.**

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

**Motion to: Approve a 6-month extension of previous PC approvals. passed 5-0.**

**PLPC 2021 0034** – The Bargain Block

545, 549 and 558 River Street (101.22-9-1, 101.22-5-7 THRU 8, and 101.22-10-1 THRU 2)

Extension Request.

The applicant, First Columbia LLC, proposes to construct a rock-climbing gym on the south end of the Flanigan Square building, a 123-unit senior housing facility at 549 River Street, and a loading dock and entrance to the existing building at 558 River Street. Chris Bette, P.E., Vice President of First Columbia LLC, will be speaking on behalf of the proposal. The Applicant is requesting an extension of their approvals.

- Applicant presentation: Nate Bette
- Commissioner comments and questions to applicant.
  1. R.Y. questions for applicant:
    - Is the grocery still planned?, Have there been any changes to this proposal?
- Request for public comment:
- Commissioner deliberation:
  1. A.B. confirms that their extension request would only be for a continuation of previous approvals. Explains applicants' current situation/approvals/conditions. - "If they're going to change any aspect of what was approved, they have to come back for approval of those revisions to the site plan."
- Applicant response:
  1. "At it's core, it's the same."
  2. Coming back in a month to do a change of use at 447 River after the town decided to move out. Explains future plans for development.

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- **R.Y. Motions to: Approve Extension Request** . **S.S. seconded.**

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

- **Motion to: Approve Extension Request** . **passed 5-0.**

**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.

**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.

\*Items **PLPC 2018 0003 & PLPC 2018 0003** are tabled to the April PC meeting.

- **J.R. motioned to: Adjourn March PC meeting at 7:09 PM** . **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: Adjourn meeting at 7:09 PM** . **passed 5-0.**