



**Planning Commission  
NOTICE of PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday, June 28, 2017 at 6:00 P.M.** in the City Council Chambers, 5<sup>th</sup> Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

**PC2017-0045** SEQRA and Site Plan Review of a proposal to add outdoor seating in rear of property (restaurant). Project location is 95-97 Ferry Street, a B-4 Zone, ID 101.61-7-17. Applicant is Jinah Kim, 101 Ferry Street, Troy, NY 12180.

*Applicant: – would like to convert parking lot into outdoor space. Will act as a parking lot when not in use. It's not a construction so much as a use. Planters will be used to act as fence, where chain link with tarp is currently. Tarp will remain, but will be blocked by shrubs.*

*Public comment – Leslie Labah, 104 Ferry Street owner and architect to speak in support. It is incredible addition that will bring life to the area. Maria Gavazi in support. Deb Lockrow – in support. Motion to approve by Mr. Vera, with stipulation that the project gets a clean bill of health from Code Enforcement. Motion seconded by Ms. Wengert.*

**APPROVED.**

**PC2017-0036** Review of a subdivision application. Project location is 245 First Street, a WMD Zone, ID 100.84-2-2. Applicant is Daniel Hershberg, 18 Locust Street, Albany, NY 12203.

*Applicant: This is a subdivision related to the Old Brick Development. It is arranged so the owner to the east is still able to access his property. Motion to approve by Mr. Vera, seconded by Ms. Wengert*

**APPROVED**

**PC2017-0050** SEQRA and Site Plan Review of a proposal to convert a 1 unit residence into a law office. Project location is 46 23<sup>rd</sup> Street, an HPD Zone, ID 101.33-3-13. Applicant is Edward Gorman, 5 Main Street, Hoosick Falls, NY 12090.

**WITHDRAWN**

**PC2017-0043** Site Plan Review of a proposal to install an off-street parking lot. Project location is 595 Fifth Avenue, an R-4 Zone, ID 80.56-5-5. Applicant is Jenolinic LLC, 315 2<sup>nd</sup> Ave, Troy, NY 12182.

*Applicant: two lots that will be combined into a single lot. The house to the south is scheduled to be demolished. To the west the property is abutted by an alley. It will be screened towards the house. Previous use was professional office with on street parking.*

*Mr. Vera suggested the aisle should be widened from 20 feet to at least 22 feet. Drive lane should be straightened, and street tree that must be removed will be replaced.*

*Public comments – Susan Minahan 590 4<sup>th</sup> ave. lives immediately adjacent to alley. Ms. Minahan stated that this adds too much parking where it already exists, as there is already abundant off-street parking.*

*Proposed Conditions: – widen aisle 2'. Straighten out access which requires removal and replacement of tree with tree from approved list. 4 spaces will be removed from the rear, and additional landscaping will be added along the alley similar to those along south. It will be 13 spaces. Motion to approve with conditions by Ms. Wengert, seconded by Mr. Vera.*

**APPROVED, WITH CONDITIONS**

**PC2017-0049** SEQRA and Site Plan Review of a proposal to attach a 12' x 20' prefabricated metal carport to detached single house. Project location is 8 Biscayne Blvd, an R-1 Zone, ID 80.35-3-3. Applicant is Douglas Comstock, 8 Biscayne Blvd, Troy, NY 12180.

*Motion to approve by Ms. Spence, seconded by Ms. Wengert.*

**APPROVED**

**PC2017-0047** SEQRA & Site Plan Review of a proposal to convert a former school for developmentally disabled children into a 1-person art studio and residence. Project is located at 597 Third Avenue, an R-2 Zone, ID 80.55-3-2. Applicant is Mike Oatman, 597 Third Avenue, Troy, NY 12182.

*Applicant: proposing simply to occupy building.*

*Public Comment: Dave Krup suggested the addition of two street trees.. Motion to approve with condition of two street trees by Mr. Vera, seconded by Ms. Wengert.*

**APPROVED WITH CONDITIONS**

**PC2017-0013** Site Plan Review of a proposal to subdivide a lot. Project location is 537-545 First Avenue, an R-1 Zone, ID 80.55-4-5.1. Applicant is Fredrick Stein, 141 Cushman Road, Melrose, NY 12121.

*Applicant: received setback variances were approved. Photo distributed to become part of the record. Basement is built per flood plain regulations. Siding should come down to within two feet of ground, or a textured concrete product, not just plain grey block. Three driveways are shown, which are already there. Two driveways will be removed and that area will remain paved. (Already is).*

*Motion to approve with conditions (conditions: siding or textured block, single driveway) by Ms. Wengert, seconded by Mr. Vera*

**APPROVED WITH CONDITIONS**

**PC2017-0046** SEQRA & Site Plan Review of a proposal to occupy a vacant lot with an urban farm with garden space, carport/shed and greenhouse. Project location is 123 Adams Street, an R-4 Zone, ID 101.77-9-6. Applicant is Conor Valee, 1258 Fifth Avenue, Troy, NY 12180.

*Applicant: No permanent structures being added at this time. The fence along Adams Street will be repaired and made uniform.*

*Motion to approve with conditions (conditions: installation of single uniform fence; addition of street tree at missing sidewalk panel; no permanent structures on site) by Mr. Vera, seconded by Ms. Wengert.*

**APPROVED WITH CONDITIONS**

**PC2017-0044** SEQRA & Site Plan Review of a proposal to occupy a vacant commercial building with a grocery store. Project location is 3001 Sixth Avenue, an R-4 Zone, ID 90.70-3-7. Applicant is Hussein Logman, 88 3<sup>rd</sup> Street, Troy, NY 12180.

*Applicant: proposing to open a grocery store, not a convenience store, with hours of 8am to 11pm.*

*Public Comment: Tina Urzan. Worried because corner stores and bodegas tend to generate problems in terms of garbage, and there are already corner stores at 6<sup>th</sup> and Middleburgh, 6<sup>th</sup> and Dow.*

**TABLED**

**PC2017-0048** SEQRA & Site Plan Review of a proposal to occupy a vacant commercial building with a sports-themed restaurant. Project location is 443 Fifth Avenue, a B-2 Zone, ID 80.71-4-15.2. Applicant is Jeff Jackson, 6111 Greens Corner Road, Gallaway, NY 12074.

**TABLED**

**PC2016-0080** SEQRA & Site Plan Review of a proposal to demolish a two-family home and build a used car lot. Project location is 2379 Burdett Avenue, an HCD Zone, ID 101.32-7-5. Applicant is Ayman Khalil, 2427 21<sup>st</sup> Street, Troy, NY 12180.

**TABLED**

**PC2017-0052** Conceptual review of a proposal to add storage units (for customers, not for existing businesses) behind Market 32 in a large "strip-mall" shopping plaza. Project location is 75-81 VanDenburgh Avenue, a B-3 Zone, ID 123.21-1-23.1. Applicant is The Nigro Companies, 20 Corporate Woods Boulevard, Albany, NY 12205.

**TABLED**

*Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.*

*Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Department of Planning and Zoning at 279-7155. Any person having interest in the above matters will be heard at said time and place.*

Chris Brown  
Acting Executive Secretary  
City of Troy Planning Commission