



**Planning Commission**  
**MAY 24, 2017 MEETING MINUTES**

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday, May 24 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:

**PC2017-0015** SEQRA & Site Plan Review of a proposal to build a new Dunkin Donuts. Project location is 487 Campell Ave, a B-5 Zone, ID 112.-4-12.114. Applicant is Nick Riggone, 222 Guideboard Road, Clifton Park, NY 12065.

*Several recommendations were made regarding the site plan: 1. Create a wider curb cut; 2. Create an additional exit lane (one entrance lane and two exit lanes total); 3. Install a fire hydrant; 4. Create a midblock crosswalk*

**Approved with above conditions by a vote of 3-0**

**PC2017-0039** SEQRA & Site Plan Review of a proposal to convert an unoccupied church into a brew pub. Project location is 560 Congress Street, a B-2 Zone, ID 101.79-4-17.1. Applicant is Louis Emory, 44 Christie Street, Troy, NY 12180.

*Several residents appeared and spoke in favor of this project, noting that it would be a very welcome reuse and amenity in the neighborhood. No stipulations were added to this proposal*

**Approved with no conditions by a vote of 3-0**

**PC2017-0038** SEQRA & Site Plan Review of a proposal to convert a laundromat into a grocery store/delicatessen. Project is located at 262 Pawling Avenue, an R-2 Zone, ID 112.41-1-12. Applicant is Kenmax Holdings, 274 Greenfield Avenue, Ballston Spa, NY 12020.

*Proposed hours of operation were subject to scrutiny; applicant proposed 6 am to 12 am 7 days a week. Commissioners recommended 6 am to 11 pm Sunday through Thursday and 6 am to 12 am Friday and Saturday, with which applicant agreed. Commission also instructed applicant that exterior must be repainted, and the entryway repaired.*

**Approved with above conditions by a vote of 3-0.**

**PC2017-0013** SEQRA & Site Plan Review of a proposal to sub-divide 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..

**Item removed at applicant's request.**

**PC2017-0042** SEQRA & Site Plan Review of a proposal to create an unpaved stone driveway. Project location is 801 First Avenue, an R-1 Zone, ID 80.32-1-1. Applicant is Kazue Bickerton, 1415 5<sup>th</sup> Avenue, Watervliet, NY 12189.

*Commission confirmed that driveway would be lined with paving stones; no further comments.*

**Approved with no conditions by a vote of 3-0.**

**PC2017-0028** Site Plan review of a proposal to install a new driveway. Project location is 13 House Avenue, an R-2 Zone, ID 90.63-4-3. Applicant is Katie Diduch, 13 House Ave, Troy, NY 12180.

*Applicant inquired if a site plan was necessary; commission chair Vera responded that they usually are not for driveways, unless circumstances dictate. Commission confirmed reduced size of original plan for driveway.*

**Approved with no conditions by a vote of 3-0.**

*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 Bureau of Engineering at 279-7179. 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