



**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, December 27 at 6:00 P.M.** in the Planning Conference Room, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

CALL TO ORDER: Planning Chair Aaron Vera called this meeting of the City of Troy Planning Commission to order at 6:01 pm

ROLL CALL: Acting Executive Secretary Chris Brown noted the Commissioners present: Aaron Vera, Sarah Wengert, Charles Thomas and Barbara Higbee. Absent: Deborah Spence.

NEW BUSINESS

PC2017-0082 Site Plan Review of a proposal to occupy a vacant building with a tattoo parlor. Project location is 50 King Street, a B4 Zone, Tax Map ID 101.38-9-15. Applicant is Jamie Magur, 2721 15th Street, Troy, NY 12180. *The applicant was not present. Motion to table this proposal made by Mr. Thomas, seconded by Ms. Higbee*
TABLED BY A VOTE OF 4-0

PC2017-0083 SEQRA & Site Plan Review of a proposal to construct 4 residential buildings on a vacant lot, with 12 units apiece, for a total of 48 residential units. Project location is 171 Oakwood Ave, an R1 Zone, Tax Map ID 90.56-2-3. Applicant is Kevin Vandenburg, 430 9th Avenue, Troy, NY 12182. *Jamie Easton of MJ Engineering spoke on behalf of the applicant. Mr. Easton and his firm were hired to redesign this development from 20 single family homes to 4 12-unit apartment buildings. There is a net increase of 4 bedrooms from the previous proposal to the current iteration. The project is currently under consideration by the Zoning Board of Appeals for variances related to parking and structure heights.*

Public Comments

Joel Nichols, 177 Oakwood – Owns an office for which every effort to blend into the extant community was made. Expressed concerns regarding the estimated 50% increase in traffic generated by the proposed apartments.

Resident, 174 Oakwood – Believes that the previous proposal (townhouses) are more congruent with the neighborhood. Given the expected price point of the new apartments, the apartments are likely to contain more residents than anticipated.

Mr. Thomas – *Expressed his belief that this proposal represents an overdevelopment of the property, especially given the close proximity of the buildings to each other. Also believes that the traffic increase will impose serious difficulties on Oakwood Avenue.*

Ms. Wengert – *Also expressed concern regarding the density of development. Additionally, Ms. Wengert commented that the parking lot layout could be more attractively oriented, ie, locating them further from Oakwood and closer to the buildings.*

Mr. Vera – *Inquired as to the type and number of variances the applicant was seeking. Applicant responded that they are seeking use, setback, parking and height variances.*

Motion to table by Mr. Vera, seconded by Mr. Thomas.

TABLED BY A VOTE OF 4-0

PC2017-0084 Site Plan Review of a proposal to convert façade by adding windows and replacing brick with EFS system. Project location is 2001 Fifth Ave, a B4 Zone, Tax Map ID 101.45-2-1.2. Applicant is Adam Romprey, Capital Region Construction, 17 Willow Street, Cohoes, NY 12047.

Applicant: scope of project is to increase fenestration and modernize the façade; windows will be widened and heightened, with the center of the building becoming a focal point.

Ms. Wengert – Will this be clear glass? **Applicant** – Possibly a slight tint to the windows, but definitively not mirrored glass. Additionally, some light landscaping will be done along the Fifth Avenue frontage.

Public Comments

George Hodson, 418 Grant Street – Does not believe building needs a facelift, but that overlaying the brick is unattractive. Ms. Wengert explained that only the center third of the building is seeing its brickwork updated.

Motion for Conditional Approval by Mr. Vera, seconded by Ms. Wengert

APPROVED WITH CONDITIONS BY A VOTE OF 4-0

CONDITIONS:

SUBMISSION OF A SITE PLAN INCLUDING LANDSCAPING PRIOR TO ISSUANCE OF PERMITS

PC2017-0081 Site Plan Review of a proposal to construct a 2-unit residence and convert an existing garage into an architectural salvage business. Project location is 18 112th Street, a B2 Zone, Tax Map ID 80.63-13-2. Applicant is Richard Lyons-Kimball, 314 Columbia Street, Cohoes, NY 12047.

Motion to Conditional Approval by Mr. Vera, seconded by Mr. Thomas

APPROVED WITH CONDITIONS BY A VOTE OF 4-0

CONDITIONS:

SUBMISSION OF A SITE PLAN DETAILING 2 9' X 18' PARKING SPACES

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