



**Planning Commission
MINUTES**

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday, April 26 at 6:00 pm** 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: 6:12 pm

ROLL CALL: Present – Chair Aaron Vera (AV); Deborah Spence (DS); Sarah Wengert (SW)
Charles Thomas (CT) arrived at 6:23

OLD BUSINESS

PC2017-0063 SEQRA and Site Plan Review of a proposal to create off street parking. Project location is 1 and 3 Brunswick Road, a B2 Zone, Tax Map ID 101.80-2-36. Applicant is Robert Altman, 577 Congress Street, Troy, NY 12180.

Applicant: these lots have been merged so now they are just “3 Brunswick”. We have also received a variance approval for the lot to be a primary use.

AV: is the plan to leave the area including the foundation for 3 Brunswick, unpaved?

Applicant: there is an ordinance stating that when considering a lot on which a building was recently demolished, paving can be deferred for 4 years and 2 months.

SW: is the area marked “existing gravel” actually gravel, or just dirt?

Applicant: it is crushed shale

Request for Public Comment

No Public Comment

Motion for SITE PLAN APPROVAL made by AV, seconded by SW.

SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0.

PC2018-0006 SEQRA and Site Plan Review of a proposal to redevelop a vacant gas station site as a Dollar General. Project location is 396 2nd Avenue, a B2 Zone, Tax Map ID 80.71-10-7. Applicant is Primax Properties, LLC c/o Bohler Engineering MA, LLC, 17 Computer Drive West, Albany, NY 12205.

Applicant: We’ve made a few changes since the March meeting. The store has been relocated closer to 2nd Avenue. Unfortunately, the Planning Commission’s suggestion to use the rear alley for deliveries isn’t feasible due to turning radii. We’ve made the suggested changes to the architecture, including detailing the eastern elevation with molding and a brick wainscoting. We are asking tonight for SEQR approval, and for final site plan approval.

AV: It looks like you’ve made a good faith effort to accommodate the recommendations we made, and we appreciate it.

Motion to make a NEGATIVE SEQR DECLARATION made by AV, seconded by SW.

NEGATIVE SEQR DECLARATION passed by a vote of 3-0.

AV: what will be the hours of operation?

Applicant: Between 8 am and 10 pm.

SW: Will food be sold here?

Applicant: The food component is a small piece; there are some non-perishable goods, but also anything from cleaning supplies to gift wrap.

Motion for SITE PLAN APPROVAL made by AV, seconded by SW. Vote was 2-1 (DS against); given the number of commissioners present, an approval would require unanimous approval by the number of commissioners present.

Motion to TABLE made by AV, seconded by SW.

TABLED BY A VOTE OF 3-0.

NEW BUSINESS

PC2018-0016 SEQRA and Site Plan Review of a proposal to occupy a vacant first floor storefront with a liquor store. Project location is 595 Second Avenue, a B2 Zone, Tax Map ID 80.47-8-3. Applicant is Second Ave Holdings LLC, 153-15 89th Street, Jamaica, NY 11432.

Applicant did not appear.

Motion to TABLE made by AV, seconded by CT.

TABLED BY A VOTE OF 4-0.

PC2018-0017 Subdivision review of a proposal to subdivide a parcel. Project location is 184 Fourth Street, a B4 Zone, Tax Map ID 101.61-12-14. Applicant is GMDM, 184 4th Street, Troy, NY 12180.

Applicant: We are proposing to subdivide the parking lot from the church.

SW: For what purpose?

Applicant: We will use the parking lot for our business across the street (Mangione Locksmiths), and we are attempting to sell the church.

Motion for SUBDIVISION APPROVAL made by CT, seconded by SW.

SUBDIVISION APPROVAL PASSES WITH A VOTE OF 4-0.

PC2018-0018 SEQRA and Site Plan Review of a proposal to convert a school into 21 apartments and a convent into 6 apartments. Project location is 523-525 Fourth Ave, an R2 Zone, Tax Map ID 80.63-4-2. Applicant is St. Augustine's Church / Architecture +, 297 River Street, Troy, NY 12180.

Applicant: We are proposing to convert this former school to 27 apartments. We are also proposing the acquisition of adjacent parcel, to create 27 parking spaces (after demolition of existing building). We will also be making masonry repairs and freshening the existing paint, and possibly repairing and/or replacing windows as necessary. We have previously applied for Use, Area and Parking variances, which were all granted.

CT: What about the gymnasium across the street?

Applicant: That is a separate potential buyer.

AV: The exterior will remain unchanged, beyond beautification and repair?

Applicant: Correct.

DS: Will the windows remain intact after repairs/replacement?

Applicant: We will use existing window frames; there will be no additional fenestration.

AV: We'd like you to work with the City to convert some parking spaces along 4th Ave into handicapped spaces.

AV: Are there any landscaping improvements? Specifically, are the trees on the site plan existing trees?

Applicant: They are all existing

Motion for LEAD AGENCY FOR SEQR made by AV, seconded by CT.

LEAD AGENCY FOR SEQR PASSED WITH A VOTE OF 3-0 (SW RECUSING)

AV: In terms of the site plan, we need to see what's there today, and what changes will be made. The changes called out tonight need to be incorporated.

CT: We also need to see a lighting plan.

DS: What are the rental price ranges?

Applicant: They will average \$1250 a month. The developer is a contractor and interior design firm, so these will be upmarket units.

Motion for NEGATIVE SEQR DECLARATION made by AV, seconded by DS.

NEGATIVE SEQR DECLARATION PASSED BY A VOTE OF 3-0 (SW RECUSING)

Motion for CONCEPTUAL SITE PLAN APPROVAL made by AV, seconded by CT.

CONCEPTUAL SITE PLAN APPROVAL PASSED BY A VOTE OF 3-0 (SW RECUSING).

Motion to TABLE made by AV, seconded by DS.

TABLED BY A VOTE OF 3-0 (SW RECUSING)

PC2018-0019 SEQRA and Site Plan Review of a proposal to install a prefabricated metal carport in the rear yard of a detached single home. Project location is 437 Ninth Avenue, an R1 Zone, Tax Map ID 80.72-13-2. Applicant is Clifford Bristol, 437 9th Avenue, Troy, NY 12180.

Applicant: We have been residing in our home for over 30 years, and would just like to install a prefabricated carport on our property.

Public Comment: K. Vandenburg – 430 9th Ave – On street parking on this block is difficult, and this particular corner gets a lot of snow in the winter, so a carport would be a huge help.

Motion for SITE PLAN APPROVAL made by AV, seconded by DS.

SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0.

PC2018-0020 SEQRA and Site Plan Review of a proposal to open a barbershop. Project location is 97 Congress Street, a B4 Zone, Tax Map ID 101.61-1-3. Applicant is Flippers Barbershop, 97 Congress Street, Troy, NY 12180.

Applicant: I would just like to occupy a vacant storefront with a barbershop

Public Comment –

“There are already two other barbershops within 100’ of this location”

“We already have 10 or 12 barbershops within 3 or 4 blocks of each other. It doesn’t seem like we need any more”

Applicant: My shop will generate its own clientele. I won’t steal anyone else’s.

AV: What are your proposed hours?

Applicant: 7 am to 8 pm

Motion for CONDITIONAL SITE PLAN APPROVAL made by SW, seconded by DS

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0

CONDITIONS: PROPER COMMERCIAL GARBAGE REMOVAL

WINDOW LIGHTING OFF BY 8 PM