



**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, May 24 at 6:00 pm** in the City Council Chambers, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

CALL TO ORDER: 6:03 PM

ROLL CALL: Present – Chair Aaron Vera (AV); Sarah Wengert (SW); Charles Thomas (CT); Barbara Higbee (BH)
Absent – Deborah Spence (DS)

OLD BUSINESS

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: no changes since last presentation. Willing to add no loitering sign if necessary.

SW: the applicant has addressed all of our concerns.

SW made a motion for SITE PLAN APPROVAL, seconded by AV.

APPROVED BY A VOTE OF 3-1 (FOR: SW, AV, CT; AGAINST: BH)

PC2018-0005 SEQRA and Site Plan review of a proposal to demolish 163 4th Street for parking, demolish the bank at 130 4th Street and build a mixed use building, and reconfigure parking lots at 86 Ferry Street and 153-157 4th Street. Project location is 130 4th Street, 144-146 4th Street, 153-157 4th Street, 163 4th Street and 86 Ferry Street, all in the B4 Zone, Tax Map IDs 101.61-72, 101.61-7-22, 101.61-6-10, 101.61-11-8 and 101.61-11-5, respectively. Applicant is Rosenblum Development Corporation, 300 Great Oaks Blvd., Suite 310, Albany, NY 12203.

Applicant: We've previously presented a very conceptual plan. We've since added several detailing elements.

AV: Have you received a sign-off from TFD?

Applicant: We are waiting for final approval from the fire department

SW: I'm unfamiliar with this project; could you provide an overview?

Applicant: [gae overview of Key Bank demolition, acquisition of parking spaces, demolition at 163 4th Street and new building at 4th & Congress]

Architectural details: A four-story building, including brick on the first floor, separating "mass" areas with darker recesses. Internal parking garage on the south side.

CT: Parking access is through Williams Street Alley?

Applicant: Yes.

Applicant: There is commercial on the first floor. Also a chance to activate the 4th street windows with art, installations, etc. Along Congress St. are the retail space and the residential/resident services entrance. Balconies along 4th St are angled out, at the same angle that the 1st floor is angled back.

AV: Were there any variances granted for this project?

Applicant: We've applied for a variance from the mid-rise building density requirements.

Request for Public Comment: no public comment. Public comment closed.

CT made a motion to make a Negative SEQR Declaration, seconded by BH.

NEGATIVE SEQR DECLARATION APPROVED BY A VOTE OF 4-0

CT made a motion for CONDITIONAL SITE PLAN APPROVAL, seconded by BH.

CONDITIONAL APPROVAL PASSED BY A VOTE OF 4-0
CONDITION: ACQUIRE ZONING VARIANCE APPROVALS

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: Several revisions to site plan following previous Planning Commission feedback. Wrought iron fence remains; larger landscaping remains, several new trees will be planted; fire escape on north side being removed; parcels are being merged; dumpsters have moved to allow courtyard access; handicapped parking spaces along 4th Ave have been added.

CT made a motion to make a Negative SEQR Declaration, seconded by BH.

NEGATIVE SEQR DECLARATION APPROVED BY A VOTE OF 3-0 (SW recusing)

CT made a motion for CONDITIONAL SITE PLAN APPROVAL, seconded by BH.

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 3-0 (SW recusing)

CONDITION: PROPERTIES MUST BE MERGED

PC 2017-0041 Site Plan review of a proposal to open a used car sales lot. Project location is 520 5th Avenue, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, PO Box 111, Troy, NY 12180.

Applicant: Since last appearance, engineer has submitted a new site plan.

CT: Will all cars on site be in working order?

Applicant: Yes.

CT: What is the scope of the detailing operation on this site?

Applicant: Minor repairs and incidental detailing.

BH: My understanding from previous reviews of this application is that there would be no work being performed on site.

Applicant: We will be performing only very minor, necessary repairs.

AV: the narrative of this site plan does not match the provided drawing. Do you know how the parking calculations were reached?

Applicant: No.

AV: What is the type of fence that will be installed?

Applicant: whatever Code Enforcement wants.

AV: That's not how this works. Your engineer must do the research and then submit materials. We need a cleaner site plan calling out customer parking spaces, handicapped spaces and fence material, among other details.

BH: The vehicles to be sited here are all titled with DMV?

Applicant: Yes, that is regulated by New York State.

AV: We will need a revised site plan.

AV made a motion to table, seconded by SW.

TABLING PASSED BY A VOTE OF 4-0

PC2018-0009 SEQRA and Site Plan Review of a proposal to place a trailer on the parcel to serve food and ice cream and create park/marina area. Project location is 813 First Ave, an R1 Zone, Tax Map ID 80.24-6-1. Applicant is Forever Young Realty, LLC, 1235 River Road, Troy, NY 12182

Applicant: We were previously tabled due to a DEC holdup

AV: Is the trailer in the site plan on private property?

Applicant: the sidewalk is deteriorated; the trailer will cover that

AV: Is it possible to place the trailer completely on the private property?

Applicant: Yes, we could do that.

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

SITE PLAN APPROVAL PASSES BY A VOTE OF 4-0

Administrative – CO change for 98 3rd Street – extended weekend business hours

Applicant: I am seeking an amendment to my Certificate of Occupancy so I may stay open longer on the weekends. Code Enforcement had granted a 30 day temporary CO with these additional hours, and my business has thrived. I would like to continue operating during the extended hours [2 am to 4 am, Saturday and Sunday mornings]

Motion for CERTIFICATE OF OCCUPANCY AMENDMENT made by AV, seconded by CT.

CERTIFICATE OF OCCUPANCY AMENDMENT PASSED BY A VOTE OF 4-0.

NEW BUSINESS

~~PC2018-0015~~ SEQRA and Site Plan Review of a proposal to operate an auto repair / landscaping company. Project location is 2702 Sixth Avenue, a B5 Zone, Tax Map ID 90.78-2-14. Applicant is Gullivan Companies, 215 Oakwood Avenue, Troy, NY 12180.

WITHDRAWN

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.

AV: does the applicant own this building?

Applicant: Yes.

AV: then we would like to see one small site improvement; otherwise this application is fine.

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

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

PC2018-0021 SEQRA and site Plan Review of a proposal to subdivide property and build storage units. Project location is 75-81 Vandenberg Avenue, a B3 Zone, Tax Map ID 123.21-1-23.1. Applicant is Troy Scralp Nigro Co., 20 Corporate Woods Blvd., Albany, NY 12211.

Applicant: this project received a use variance a year ago; the ZBA granted updated variances in May. The retaining wall strength has been increased. The TFD is still reviewing the revisions to the site plan that they requested.

CT: Have architectural reviews been completed?

Applicant: Yes. Some Native American artifacts were found; SHPO has signed off on our statement that our project area is at least 100 feet from that find.

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

DECLARE LEAD AGENCY FOR SEQR PASSED BY A VOTE OF 4-0.

Motion for CONDITIONAL SITE PLAN APPROVAL made by CT, seconded by SW.

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

CONDITIONS: FINAL APPROVAL BY TROY FIRE DEPARTMENT AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Motion for SUBDIVISION APPROVAL by AV, seconded by BH.

SUBDIVISION APPROVED BY A VOTE OF 4-0.

PC2018-0022 Review of a modification to a previous approval to include hot food sales at a neighborhood commercial establishment. Project location is 3001 Sixth Avenue, an R4 Zone, Tax Map ID 90.70-3-7. Applicant is Hussein Logman, 3001 6th Avenue, Troy, NY 12180.

Applicant: I am proposing to add hot food service to my business due to public demand.

Public Comment

"I go every day but would really like to be able to buy hot food"

"I am a big fan of [applicant's] business; he has everything I need except for hot food"

"I too would like to buy hot food"

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

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

PC2018-0023 SEQRA and Site Plan Review of a proposal to open an auto detailing and sales lot. Project location is 700 River Street, a B5 Zone, Tax Map ID 90.70-6-5.2. Applicant is Lowell Vincente, 906 Loudon Square Drive, Clifton Park, NY 12065.

Applicant: We rented this location from Gendron's last summer; we would now like to expand our business.

AV: Do you have access off of 5th Ave?

Applicant: No, you can't access the parking lot from 5th Ave.

AV: What are your proposed hours?

Applicant: 10 am to 5 pm, 7 days a week.

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

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

PC2018-0024 Subdivision review. Project location is 28-34 Humiston Avenue, an R1 Zone, Tax Map ID 90.49-2-22. Applicant is Kaaterskill Associates, PO Box 1020, Cairo, NY 12413.

Applicant did not appear.

Motion to TABLE made by AV, seconded by SW.

TABLED BY A VOTE OF 4-0.

PC2018-0025 SEQRA and Site Plan Review of a proposal to open a vocational welding school for up to 16 students. Project location is 1467 Fifth Avenue, a B4 Zone, Tax Map ID 101.61-12-9. Applicant is Anthony Behan, 30 Brunswick Avenue, Troy, NY 12180.

Applicant: currently teaching next door. Will partner with local education and workforce skills groups. This area could really use some skilled welders.

AV: Will you retain the chain link fence along 5th Ave?

Applicant: it will be replaced with a type of recycled industrial door.

Motion for SITE PLAN APPROVAL made by CT, seconded by BH.

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

PC2018-0026 SEQRA and Site Plan Review of a proposal to construct a 5000 square foot addition on the rear of an existing 17000 square foot building. Project location is 14 Industrial Park Road, an IND Zone, Tax Map ID 112.-4-33.1. Applicant is Paul Cacciotti, 7 Mark Street, Troy, NY 12180.

Applicant did not appear.

Motion to TABLE made by BH seconded by AV.

TABLED BY A VOTE OF 4-0.

PC2018-0027 SEQRA and Site Plan Review of a proposal to convert a café to a salon. Project location is 714 River Street, a B5 Zone, Tax Map ID 90.70-6-5.1. Applicant is Jeff Setias, 714 River Street, Troy, NY 12180.

Applicant: Just looking for a change of use; I am closing my current business [Collar City Café] and would like to leave the building in good hands.

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

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