



**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, July 26 at 6:00 pm** in the Main 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); Barbara Higbee (BH); Deborah Spence (DS); Charles Thomas (CT); Sarah Wengert (SW)

OLD BUSINESS

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: We've made all requested revisions to the site plan.

AV: It looks like you have; you've addressed all concerns we've had in the past.

BH: I still have an issue with the use, and the applicant's River Street location is a mess.

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 3-2 (YEA: AV, DS, CT; NAY: BH, SW)

PC2018-0002 Site Plan Review of a proposal to create 80,000 sf of residential, 50,000 sf of commercial space and 95,000 sf of parking. Project location is 141 Congress Street, a MULTI Zone, Tax Map ID 101.61-3-2. Applicant is University Partners, LLC, 300 Jordan Road, Troy, NY 12180.

Applicant: We've been in front of Planning several times at this point. We've made some extensive design revisions, including reducing and improving the parking, raising the first floor of the residential from grade level to 6' above grade and added a residential entrance along 6th Ave.

SW: So your ground floor plan is entirely parking?

Applicant: Yes.

Public Comment – M. Gravazi, 1420 5th Avenue – "I really appreciate the removal of the parking garage from the Sixth Avenue side".

Motion to TABLE made by AV, seconded by CT.

TABLED BY A VOTE OF 5-0

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 have been in front of the board previously; at that time, the only remaining item was correspondence from the New York State Department of Environmental Conservation.

AV: Do you now have that correspondence?

Applicant: Yes.

Motion for LEAD SEQR AGENCY made by BH, seconded by DS.

LEAD SEQR AGENCY PASSED BY A VOTE OF 5-0

Motion for SITE PLAN APPROVAL made by BH, seconded by DS

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2017-0058 SEQRA & Site Plan review of a proposal to expand an existing veteran housing building. Project location is 171 Hill Street, an R-4 Zone, Tax Map ID 112.21-6-12. Applicant is Domenica Cioffi, 85 Sherman Avenue, Troy, NY 12180.

Applicant: The Planning Commission had previously requested additional elevations and sample materials, which I've supplied to the Planning Department.

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

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

CONDITION: MINOR BUILDING CODE ISSUE SOLUTIONS DO NOT SUBSTANTIALLY ALTER SITE PLAN

PC2017-0062* Site Plan review of a proposal amendment a previous site plan for engineering improvements. Project location is 110 Hoosick Street, in an HCD zone, Tax Map ID 101.31-10-1. Applicant is Stewart's Shops Corporation, PO Box 435, Saratoga Springs, NY 12866

Applicant: This is a revision to a previously approved site plan in order to install a properly reinforced retaining wall.

CT: Is there a fence at the top of the proposed retaining wall?

Applicant: I believe so, and if not, we will install one.

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0007 Site Plan Review of a proposal to amend a previous site plan for landscaping improvements. Project location is 764 Fifth Avenue, a B3 Zone, Tax Map ID 80.33-8-11. Applicant is Stewart's Shops Corporation, PO Box 435, Saratoga Springs, NY 12866.

Applicant: There is a row of trees and a fence that were requested to not be installed by a neighbor who has subsequently changed their mind. Therefore, the site plan needed to be amended. The neighbor prefers a row of bushes that will not grow over 6' tall.

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0024 Subdivision Review of an application to subdivide a parcel. Project location is 28-34 Humiston Ave, an R1 Zone, Tax Map ID 90.49-2-22. Applicant is Katerskill Associates, PO Box 1020, Cairo, NY 12413.

AV: This map shows an easement for gas, but not a driveway. Zoning will need to grant variances for the non-conforming lots created by this subdivision. The subdivision map that is submitted to planning will need to show the corrected easement.

Motion for CONDITIONAL SUBDIVISION APPROVAL made by AV, seconded by DS.

CONDITIONAL SUBDIVISION APPROVAL PASSED BY A VOTE OF 5-0.

CONDITIONS: SUBDIVISION MAP MUST SHOW DEEDED ACCESS

ADMINISTRATIVE

Review of an amendment to a Certificate of Occupancy to add a kitchen hood system. Project location is 71 Congress Street, Troy, NY 12180.

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

CONDITIONAL AMENDMENT OF CERTIFICATE OF OCCUPANCY PASSED BY A VOTE OF 5-0

CONDITIONS: NECESSARY HEALTH DEPARTMENT AND CODE ENFORCEMENT REQUIREMENTS ARE SATISFIED

NEW BUSINESS

PC2018-0026 Site Plan Review of a proposal to construct a 5000 square 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.

SW: How many parking spaces are required in this zone?

Applicant: We believe none, but we are conferring with the ZBA.

Motion for CONDITIONAL SITE APPROVAL made by AV, seconded by CT

CONDITIONAL SITE APPROVAL PASSED BY A VOTE OF 5-0

CONDITIONS: NECESSARY PARKING VARIANCES BE GRANTED

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 Gallivan Companies, 215 Oakwood Avenue, Troy, NY 12180.

Applicant: This is an existing facility which we do not propose to alter, we would just like to move our landscaping business into it.

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

SITE PLAN APPROVAL PASSED WITH A VOTE OF 5-0

PC2018-0029 Site Plan Review of a proposal to convert a delicatessen to a smoke shop. Project location is 93-95 Congress Street, a B4 Zone, Tax Map ID 101.61-1-4.2. Applicant is Naif Aloloafi, 32 N Swan Street, Albany, NY 12205.

Applicant: We were forced to seek a new use for our previous deli business when it was discovered that our Certificate of Occupancy was nullified by the building owner's death, and there are already two other delis within the proscribed distance of 500'.

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

~~**PC2018-0039** SEQRA and Site Plan Review of a proposal to create a 10,000 sf health care professional building. Project location is 308 Oakwood Avenue, a MULTI Zone, Tax Map ID 80. 3-6. Applicant is Tom Murley, 32 Hialeah Drive, Troy, NY 12182.~~

WITHDRAWN

PC2018-0042 Subdivision Review of a proposal to subdivide a large parcel with one building into 3 parcels. Project location is 1405 Fifth Avenue, a B5 Zone, Tax Map ID 101.69-3-2. Applicant is Italian Community Center, 1405 5th Avenue, Troy, NY 12180.

AV: You can't divide the parcel this way; you want 2 parcels and 1 easement, not 3 parcels. You also need to submit a stamped survey with the proposed subdivision laid over the top.

Motion to TABLE made by AV, seconded by BH.

MOTION TABLED BY A VOTE OF 4-1 (Nay: CT)

PC2018-0040 Site Plan Review of a proposal to open a granite and quartz countertop retail shop. Project location is 151 Fourth Street, a B4 Zone, Tax Map ID 101.61-6-9. Applicant is Kristine Dimas, 330 Sequoia Court, Howell, NJ 07731.

AV: What will be the hours of operation?

Applicant: 8 am to 9 pm, 7 days a week

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0030 Site Plan Review of a proposal to renovate/convert a former organ factory building into a mixed-use building (recording studio/graphic design studio/two-bedroom apartment/storage). Project location is 108

Jefferson Street, an R4 Zone, Tax Map ID 101.77-13-4. Applicant is Jason Hughes, 136 Mosher Road, Delmar, NY 12054.

Applicant: This will be a multi use building with soundproofed walls in the recording studio area so the neighbors will not hear any music whatsoever. I do still need to acquire zoning variances.

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

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

CONDITIONS: ACQUIRE ZONING VARIANCES

PC2018-0038 SEQRA and Site Plan Review of a proposal to create an addition to dining hall. Project location is Sage Avenue, an INST Zone, Tax Map ID 101.55-3-1./1.032. Applicant is RPI, 110 8th Street, Troy, NY 12180.

Motion to list proposal as an UNLISTED SEQR ACTION made by CT, seconded by BH

UNLISTED SEQR ACTION PASSED BY A VOTE OF 5-0

Motion for SITE PLAN APPROVAL made by CT, seconded by DS

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0041 SEQRA and Site Plan Review of a proposal to create an addition to dining hall. Project location is Sage Avenue, an INST Zone, Tax Map ID 101.55-3-1./1.068. Applicant is RPI, 110 8th Street, Troy, NY 12180.

Motion to list proposal as an UNLISTED SEQR ACTION made by CT, seconded by BH

UNLISTED SEQR ACTION PASSED BY A VOTE OF 5-0

Motion for SITE PLAN APPROVAL made by CT, seconded by DS

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0036 SEQRA and Site Plan Review of a proposal to demolish a 4-unit resident and build new 2-unit residence. Project location is 61-63 Ingalls Avenue, a B5 Zone, Tax Map ID 90.71-2-14. Applicant is TRIP, 415 River Street, Troy, NY 12180.

Motion for a NEGATIVE SEQR DECLARATION made by AV, seconded by CT

NEGATIVE SEQR DECLARATION PASSED BY A VOTE OF 5-0

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

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

CONDITIONS: OFF-STREET PARKING MUST BE PAVED

AN OFF-STREET PARKING CURB CUT MUST BE INCLUDED

ALL VARIANCES MUST BE OBTAINED

PC2018-0032 SEQRA and Site Plan Review of a proposal to demolish a 3 car garage and add two 2-unit residences. Project location is 332 Ninth Street, an R2 Zone, Tax Map ID 90.79-5-43. Applicant is TRIP, 415 River Street, Troy, NY 12180.

AV: Unfortunately, we need additional information on this site plan before we can act on it, but we can offer a non-binding conceptual approval. You will need to return to the Planning Commission for final site plan approval before you can be issued any permits.

Motion for a NEGATIVE SEQR DECLARATION made by AV, seconded by CT

NEGATIVE SEQR DECLARATION PASSED BY A VOTE OF 5-0

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

CONCEPTUAL SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0034 and PC 2018-0035 SEQRA and Site Plan Review of a proposal to merge 2 lots, demolish a 2-unit residence and build a new 2-unit residence. Project location is 441 and 443 10th Street, an R2 Zone, Tax Map ID 90.79-5-20. Applicant is TRIP, 415 River Street, Troy, NY 12180.

Motion for a NEGATIVE SEQR DECLARATION made by AV, seconded by CT

NEGATIVE SEQR DECLARATION PASSED BY A VOTE OF 5-0

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0033 SEQRA and Site Plan Review of a proposal to construct a new 2-unit residence on a vacant lot. Project location is 449 10th Street, an R2 Zone, Tax Map ID 90.79-5-16. Applicant is TRIP, 415 River Street, Troy, NY 12180.

Motion for a NEGATIVE SEQR DECLARATION made by AV, seconded by CT

NEGATIVE SEQR DECLARATION PASSED BY A VOTE OF 5-0

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0

PC2018-0037 SEQRA and Site Plan Review of a proposal to create additional off-street parking for the IEM Corporation (850 River Street). Project location is 3251 Sixth Avenue, an R4 Zone, Tax Map ID 90.62-3-3. Applicant is Zach Mian, 850 River Street, Troy, NY 12180.

Applicant: Our business operations are expanding, and as such we are in dire need of additional current and future employee parking

Motion to list proposal as an UNLISTED SEQR ACTION made by AV, seconded by BH

UNLISTED SEQR ACTION PASSED BY A VOTE OF 5-0

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

SITE PLAN APPROVAL PASSED BY A VOTE OF 5-0