



**Planning Commission  
MEETING MINUTES**

Notice is hereby given that the Planning Commission of the City of Troy, New York conducted public hearing on **Thursday, August 23 at 6:00 pm** in the Main Conference Room, 5<sup>th</sup> Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

**Call to Order: 6:01 pm**

**Roll Call: Present – Chair Aaron Vera (AV); Deborah Spence (DS); Charles Thomas (CT); Barbara Higbee (BH)**

**Absent – Sarah Wengert**

**OLD BUSINESS**

**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.

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

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

**CONDITIONS: MONUMENT SIGN NOT TO EXCEED 15' IN HEIGHT  
INCLUSION OF AT LEAST TWO SPECIES OF STREET TREES**

**PC2018-0010** SEQRA and Site Plan Review of a proposal to construct 4 residential buildings on a vacant lot, with 11 units apiece, for a total of 44 residential units. Project location is 171 Oakwood Avenue, and R1 Zone, Tax Map ID 90.56-2-3. Applicant is 1844 Land Development, 1844 Darrow Road, Duanesburgh, NY 12056.

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

**SITE PLAN APPROVAL PASSED BY A VOTE OF 3-1 (NAY: CT)**

**NEW BUSINESS**

**PC2018-0031** SEQRA and Site Plan Review of a proposal to demolish existing buildings and construct a 4-story, 84-unit residence with 143 parking spaces. Project location is 244-246 First Street, an IND Zone, Tax Map ID 100.84-6-10. Applicant is The Community Builders Inc., 90 State Street Suite 602, Albany, NY 12207.

***Motion for LEAD SEQR AGENCY made by AV, seconded by CT***

**LEAD SEQR AGENCY PASSED BY A VOTE OF 4-0**

***Motion for CONCEPTUAL SITE PLAN APPROVAL made by BH, seconded by CT***

**CONCEPTUAL SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0**

**PC2018-0043** SEQRA and Site Plan Review of a proposal to open a cellphone sales and repair/check cashing/jewelry sales business, a sandwich shop and a bottle redemption center. Project location is 2829 Sixth Avenue, a B5 Zone, Tax Map ID 90.70-10-2. Applicant is Akhtar Muhammed, 30 Moreland Avenue, Latham, NY 12110.

***Motion to TABLE made by AV, seconded by DS***

**TABLED BY A VOTE OF 4-0**

**PC2018-0044** SEQRA and Site Plan Review of a proposal to install a handicapped accessible mobile trailer bathroom. Project location is Sage Avenue, an INST Zone, Tax Map ID 101.55-3-1./1. Applicant is RPI, 110 8<sup>th</sup> Street, Troy, NY 12180.

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

**SITE PLAN APPROVAL PASSED BY A VOTE OF 3-1 (NAY: CT)**

**PC2018-0046** SEQRA and Site Plan Review of a proposal to install 3 salt storage pads, a conveyor, a scale and scale house, settlement basin and utilities/grading to support operation. Project location is Main Street, a WTD Zone, Tax Map ID 111.59-1-1. Applicant is H2H Associates, 179 River Street, Troy, NY 12180.

***Motion to TABLE made by AV, seconded by DS.***

**TABLED BY A VOTE OF 4-0**

**PC2018-0047** SEQRA and Site Plan Review of a proposal to occupy a mixed use building with commercial space on 1<sup>st</sup> floor and apartments on 2<sup>nd</sup> through 6<sup>th</sup> floors. Project location is 750 Second Avenue, a MULTI Zone, Tax Map ID 80.40-2-1. Applicant is Arakelian Development Company, PO Box 158, Waterford, NY 12188.

***Motion for SEQR LEAD AGENCY status made by AV, seconded by DS.***

**SEQR LEAD AGENCY PASSED BY A VOTE OF 3-0 (ABSTAINING: CT)**

**PC2018-0048** SEQRA and Site Plan Review of a proposal to construct of two single family townhomes on currently vacant land. Project location is 79 and 81 Fifth Avenue, an R4 Zone, Tax Map ID 90.46-2-6. Applicant is Habitat for Humanity, 207 Sheridan Avenue, Albany, NY 12205.

***Motion for SEQR LEAD AGENCY made by AV, seconded by CT***

**SEQR LEAD AGENCY APPROVED BY A VOTE OF 4-0**

***Motion for a NEGATIVE SEQR DECLARATION mad by AV, seconded by BH.***

**NEGATIVE SEQR DECLARATION APPROVED BY A VOTE OF 4-0**

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

**SITE PLAN APPROVAL PASSES WITH A VOTE OF 4-0**

**PC2018-0049** Subdivision Review of a proposal to subdivide a parcel which currently exists in both the City of Troy and the Town of Brunswick. Project location is 9 Taylor Lane, a MULTI Zone, Tax Map ID 101.75-3-5.1. Applicant is Anthony Taylor, RDM Surveying, 8 Grange Road, Troy, NY 12180.

***Motion for SEQR LEAD AGENCY made by AV, seconded by CT***

**SEQR LEAD AGENCY APPROVED BY A VOTE OF 4-0**

***Motion for a NEGATIVE SEQR DECLARATION made by AV, seconded by BH***

**NEGATIVE SEQR DECLARATION APPROVED BY A VOTE OF 4-0**

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

**SITE PLAN APPROVAL PASSES WITH A VOTE OF 4-0**

**(full audio recording of minutes available upon request)**

*For any questions, comments or concerns regarding the decisions above, please contact:*

Chris Brown  
Executive Secretary  
City of Troy Planning Commission  
Chris.Brown@TroyNY.Gov