



**Planning Commission
MEETING MINUTES**

Notice is hereby given that the Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, September 27 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: 6:06 pm

**Roll Call: Present – Chair Aaron Vera (AV), Deborah Spence (DS), Barbara Higbee (BH), Charles Thomas (CT)
Commissioner Sarah Wengert arrived at 6:25 pm**

OLD BUSINESS

PC2018-0043 and PC2018-0051 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 for SITE PLAN APPROVAL by CT, seconded by BH

SITE PLAN APPROVED by a vote of 4-0

PC2017-0075 Amendment to a previously approved site plan to convert first floor office space into residential space. Project location is 6 Franklin Street, an R4 Zone, Tax Map ID 101.69-10-10. Applicant is Kyle Met 2015 LLC, 53 Third Street, Troy, NY 12180.

Motion for SITE PLAN APPROVAL by BH, seconded by CT

SITE PLAN APPROVED BY A VOTE OF 4-0

PC2018-0055 Subdivision review of a proposal to divide one parcel into three smaller parcels. Project location is the Martin Luther King Apartments on Oakwood Avenue, an R2 Zone, Tax Map ID 95.56-1-1. Applicant is MLK Troy Associates, 54 State Street, Albany, NY 12205.

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

CONDITIONAL SITE PLAN APPROVAL passed by a vote of 4-0.

CONDITION: STAMPED SUBDIVISION PLAN MUST REFLECT CONVEYANCE

PC2018-0042 Subdivision Review of a proposal to subdivide a large parcel with one building into 3 parcels. Project location is 1450 Fifth Avenue, a B5 Zone, Tax Map ID 101.69-3-2. Applicant is Italian Community Center, 1405 5th Avenue, Troy, NY 12180.

Motion for CONDITIONAL APPROVAL by AV, seconded by CT.

CONDITIONAL SITE PLAN APPROVAL passed by a vote of 5-0.

CONDITIONS: COMPLETE AND STAMPED SUBDIVISION MAP PRESENTED TO CITY

OBTAIN SITE PLAN APPROVAL FOR UTILITIES

NEW BUSINESS

PC2018-0050 Review of a proposed amendment to an existing Certificate of Occupancy. Applicant is proposing 3 new vendors and partition wall and a bar, and proposes staying open until 2:00 AM. Project location is 77 Congress Street, a B4 Zone, Tax Map ID 101.61-1-6. Applicant is 77 Congress Street, LLC, 77 Congress Street, Troy, NY 12180.

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

CONDITIONAL SITE PLAN APPROVAL passed by a vote of 5-0.

CONDITION: REMOVAL OF VENDOR LIMIT FROM PRIOR PLANNING APPROVAL

PC2018-0052 SEQRA and Site Plan Review of a proposal to combine existing Ruck restaurant/bar at 104 3rd Street with the 1st floor of the adjacent building (106 3rd Street) as a commercial kitchen expansion. Project location is 106 Third Street, a B4 Zone, Tax Map ID 101.61-6-19. Applicant is Bonaquisti Brothers, 20 Center Street, Suite 1, Albany, NY 12047.

Motion for CONDITIONAL SITE PLAN APPROVAL by DS, seconded by BH.

CONDITIONAL SITE PLAN APPROVAL passed by a vote of 5-0

CONDITION: PARCELS MUST BE MERGED

PC2018-0054 SEQRA and Site Plan Review of a proposal to renovate an existing 2 story building w/ a 200 SF walk-in cooler addition, new parking area and outdoor seating area. Project location is 158 Fourth Street, a B4 Zone, Tax Map ID 101.61-12-1. Applicant is Neil Pelone Architecture, 16 2nd Street, Troy, NY 12180.

Motion for SITE PLAN APPROVAL by CT, seconded by DS

SITE PLAN APPROVAL passed by a vote of 5-0

(full audio recording of meeting 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