



**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, November 29 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

Pledge of Allegiance

Roll Call: Present – Chair Aaron Vera (AV); Barbara Higbee (BH); Deborah Spence (DS); Sarah Wengert (SW)

Absent – Charles Thomas

OLD BUSINESS

PL20170010 – Site Plan Review of a revision to a previously approved Site Plan. 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 CONDITIONAL SITE PLAN APPROVAL made by AV, seconded by DS

Motion passed with a vote of 4-0

CONDITION: HISTORIC REVIEW COMMITTEE APPROVAL OF FACADE

PL20180069 – Site Plan Review of a proposal to occupy a mixed use building with commercial space on 1st floor apartments on 2nd through 6th floors. Project location is 750 Second Avenue, a MULTI Zoning District, Tax Map ID 80.40-2-1. Applicant is 750 Second Ave Realty LLC, PO Box 158, Waterford, NY 12188.

MOTION FOR SEQRA LEAD AGENCY made by AV, seconded by DS

Motion passed with a vote of 4-0

MOTION FOR A NEGATIVE SEQRA DECLARATION made by DS, seconded by SW

Motion passed with a vote of 4-0

MOTION FOR SITE PLAN APPROVAL made by DS, seconded by SW

Motion passed with a vote of 4-0

PL20180049 – Site Plan Review of a proposal to demolish existing industrial buildings, and build 84 multi-family housing units. Project location is 244-246 First Street, an IND Zoning District, Tax Map ID 100.84-6-10. Applicant is The Community Builders, Inc., 90 State Street, Suite 602, Albany, NY 12207.

Public Comment

Natalie Gibeau, 249 2nd Street: Second Street was previously drawn as a two-way street; concerned about vehicle count and road safety

MOTION FOR A NEGATIVE SEQRA DECLARATION made by AV, seconded by BH

Motion passed with a vote of 3-0 (SW recused)

MOTION FOR CONDITIONAL SITE PLAN APPROVAL made by DS, seconded by BH

Motion passed with a vote of 3-0 (SW recused)

CONDITION: SUBMISSION OF A REVISED SITE PLAN REFLECTING TFD REQUIREMENTS

NEW BUSINESS

PLPC20180092 – SEQRA and Site Plan Review of a proposal to open a café. Project location is 84 Ferry Street, a B4 Zone, Tax map ID 101.61-11-4. Applicant is Maria Decker, 7 Cortland Blvd, Clifton Park, NY 12065.

MOTION FOR CONDITIONAL SITE PLAN APPROVAL made by DS, seconded by BH

Motion passed with a vote of 4-0

CONDITIONS: SIDEWALK REPAIR

HISTORIC REVIEW COMMITTEE OF EXTERIOR PAINT COLORS

PLPC20180093 – SEQRA and Site Plan Review of a proposal to install a petroleum storage tank. Project location is 9 Monroe St, Tax Map ID 111.36-5-1./1, a WCD Zone. Applicant is GA Bove Fuels, 76 Railroad St, Mechanicville, NY 12118.

MOTION FOR SITE PLAN APPROVAL made by AV, seconded by SW

Motion passed with a vote of 4-0

PLPC20180094– SEQRA and Site Plan Review of a proposal to add an assembly space (restaurant) to the top floor of existing building. Project location is 433 River Street, Tax Map ID 101.29-1-1./1, a HWD Zone. Applicant is First Columbia 433 River Street LLC, 22 Century Hill Drive, Latham, NY 12110.

Public Comment

Marie Gavazzi – expressed excitement for the project and surprise that more roof-top dining isn't offered in Troy (especially along the riverfront)

MOTION FOR PLANNING COMMISSION TO ACT AS LEAD SEQRA AGENCY made by AV, seconded by DS

Motion passed with a vote of 4-0

MOTION FOR NEGATIVE SEQRA DECLARATION made by AV, seconded by BH

Motion passed with a vote of 4-0

MOTION FOR CONDITIONAL SITE PLAN APPROVAL made by AV, seconded by DS

Motion passed with a vote of 4-0

CONDITION: SUBMISSION OF ARCHITECTURAL ELEVATIONS TO PLANNING COMMISSION

PL20180059 – SEQRA and Site Plan Review of a proposal to build an outpatient dialysis center. Project location is 308 Oakwood Avenue, a MULTI Zone, Tax Map ID 80.-3-6. Applicant is Dialysis Center, Inc., 1633 Church Street, Nashville, TN 37203.

MOTION FOR PLANNING COMMISSION TO ACT AS LEAD SEQRA AGENCY made by AV, seconded by SW

Motion passed with a vote of 4-0

MOTION TO TABLE made by AV, seconded by SW

Motion passed with a vote of 4-0

PL20180056 – SEQRA and Site Plan Review of a proposal to build a new 3 1/2 story 36 unit apartment building. Project location is 221 Stowe Avenue, an R3 Zone, Tax Map ID 122.28-1-27.1. Applicant is Hudson Terrace Mgmt LLC, PO Box 11600, Albany, NY 12211

Public Comment

Matthew Hogan, 219 Stow – believes driveway is too narrow; area has been inundated with apartments and new traffic; applicant's other 'student only' apartments are now open to the public; a 'No Left Turn' sign at Summit forces too much traffic down Stow; proposed building too close to back of homes along Stow; this quiet neighborhood doesn't need all these new apartments; current apartments are not being properly maintained (landscaping, facades, etc.); project originally pitched as 'senior housing' but there are no amenities within walking distance

Gail Blanchett – her property cannot take any more water; project's architect stated that he does not know where catch basin pipes expel, but it's on her property; water already streams across road and freezes in winter

Sally Hogan, 219 Stow – the neighborhood already contains 509 apartment units between Cottage Street, Summit, Valley Green and current Stow Apartments; the neighborhood doesn't need any more and doesn't want any more
Carol Larkin, 217 Stow – why does this need to be such a large building; a lot of grassy area is being removed – how will runoff increase be handled?; don't fully understand 'SEAF' or 'Complete Streets', but finds applicant's answers to be misrepresentative of the project; applicant has stated that apartments are for tenants 50+ years of age – how will this be enforced?

David Hogan, 219 Stow – neighborhood playground was taken away to build Cottage apartments; more open land was taken to build a nursing home; more open land was sold by the City; more open land was deeded to RPI, who sold it to a developer; at the ZBA meeting, this project received a host of stipulations – expressed hope that Planning Commission would hold applicant to those stipulations

Terry Weber – vehicles speed into apartment complex entry; project engineer compared vehicle counts along Stow to those on High Street and Morrison – those two roads are major entrances to South Troy (from the Menands Bridge) and to Hudson Valley Community College – does not feel these are comparable to a residential neighborhood street; neighbors have been told that no students live in current complex – neighbors see students daily; neighbors have been told that dogs aren't allowed in the units – neighbors see dogs daily

MOTION TO TABLE made by AV, seconded by SW
Motion passed with a vote of 4-0

MOTION TO ADJOURN made by AV, seconded by BH
Motion passed with a vote of 4-0

Meeting adjourned at 9:22 pm

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Planning Department at 279-7155. Any person having interest in the above matters will be heard at said time and place.

Chris Brown, Executive Secretary, City of Troy Planning Commission