



**Planning Commission  
MEETING MINUTES**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, April 25, 2019** at **6 pm** in the City Council Chambers, 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: 6:06 pm**

**Roll Call:** Chair Aaron Vera (AV), Barbara Higbee (BH), Suzanne Spellen (SS) - present

**OLD BUSINESS**

**PC2017-0035 – 75 Vandenburg Ave** – Site Plan Review of a modification to a previously approved site plan for a self-storage facility (property lot line adjustment). Project location is 75-81 Vandenburg Ave, a B3 Zone, Tax Map ID 123.21-1-23.11. Applicant is Troy SRALP, LP, Nigro Companies, 20 Corporate Woods Blvd, Albany, NY 12211.

**TABLED BY A VOTE OF 3-0**

**PRB20190007 – 328 Eighth Street** – Applicant is proposing the conversion of a vacant business into office space for new business. Project location is 328 Eighth Street, a MULTI Zone, Tax Map ID 101.30-10-1. Applicant is Jim Strope, 19 Central Avenue, Troy, NY 12180

**GRANTED CONDITIONAL APPROVAL BY A VOTE OF 3-0**

**CONDITIONS: OBTAIN PARKING VARIANCE**

**APPROVAL FOR BUILDING IMPROVEMENTS ONLY**

**PLPC2019-16 – 40 Springwood** – Site Plan Review of a proposal to convert a studio into a 1 bedroom apartment. Project location is 40 Springwood Est, a MULTI district, Tax Map ID 112.53-1-3. Applicant is John Johanson, PO Box 211, Troy, NY 12181.

**APPROVED BY A VOTE OF 3-0**

**PLPC2019-17 – 12 Industrial Park Road** – Site Plan Review of a proposal to add a 13,000 square foot addition. Project location is 12 Industrial Park Road, an IND Zone, Tax Map ID 112.-4-34. Applicant is Old World Provisions, PO Box 1427, Albany, NY 12201.

**GRANTED CONDITIONAL APPROVAL BY A VOTE OF 3-0**

**CONDITIONS: SUBMISSION OF REVISED LIGHTING PLAN FOR STAFF REVIEW**

**ADHERENCE TO STATED HOURS OF OPERATION**

**NEGATIVE SEQR DECLARATION – 3-0**

**PLPC2019-18 – 31 Cottage Street** – Site Plan Review of a proposal to build 20 garages. Project location is 31 Cottage Street, an R3 Zone, Tax Map ID 111.84-6-8. Applicant is Cottage Street Apartments, LLC, Troy, NY 12180.

**GRANTED CONDITIONAL APPROVAL BY A VOTE OF 3-0**

**CONDITION: SUBMISSION TO STAFF OF ELEVATIONS ON SITE PLAN**

**PLPC2019-20 – 20 Northern Drive** – Site Plan Review of a proposal to occupy a vacant commercial building with an electrical business. Project location is 20 Northern Drive, a B3 Zone, Tax Map ID 80.25-5-3. Applicant is JBE 20 Northern Drive LLC, 28 Haughney Road, Troy, NY 12182.

**GRANTED CONDITIONAL APPROVAL BY A VOTE OF 3-0**

**CONDITION: REVISED PARKING PLAN SUBMITTED TO STAFF**

**NEW BUSINESS**

**PLPC20190030 – 462 River Street** – Site Plan Review of a proposal to build a mixed use parking garage: 124 residential units, 500 parking spaces and 42000 square feet of commercial space. Project location is 462 River Street, an HWD Zone, Tax Map ID 101.30-12-10. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110.

**DECLARATION OF LEAD AGENCY STATUS BY A VOTE OF 3-0**

**CONDITIONAL RECOMMENDATION TO CITY COUNCIL TO DECLARE NORTH FIRST STREET SURPLUS PROPERTY BY A VOTE OF 3-0**

**CONDITION: CITY COUNCIL REVIEW RESIDENT USE OF NORTH FIRST STREET**

**PLPC20190031 – 2 Campbell Ave** – Site Plan Review of a proposal to open an auto service station. Project location is 2 Campbell Avenue, a MULTI Zone, Tax Map ID 112.70-3-1. Applicant is Gerome Holdings, 87 Broadway, Menands, NY 12204.

**SITE PLAN APPROVAL BY A VOTE OF 3-0**

*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 Troy Bureau of Engineering at 279-7155. Any person having interest in the above matters will be heard at said time and place.*

Chris Brown  
Acting Executive Secretary  
City of Troy Planning Commission