



**Planning Commission
MINUTES**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, March 28, 2019** at **6 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 – 6:01 pm

Roll Call – Present: Chair Aaron Vera (AV); Sarah Wengert (SW); Charles Thomas (CT); Barbara Higbee (BH); Suzanne Spellen (SS)

OLD BUSINESS

PLPC2019-0009 – 159 First Street – Site Plan Review of a proposal to build a new garage. Project location is 159 First Street, an R4 Zone, Tax Map ID 100.76-9-8. Applicant is Sandra Rouse, 159 First Street, Troy, NY 12180.

MOTION TO DECLARE LEAD AGENCY STATUS FOR SEQR DETERMINATION MADE BY AV, SECONDED BY SW

MOTION CARRIES WITH A 5-0 VOTE

MOTION FOR SITE PLAN APPROVAL MADE BY SW, SECONDED BY CT

MOTION CARRIES WITH A 5-0 VOTE

PL20180056 – 221 Stowe Ave - 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.

MOTION TO ENTER EXECUTIVE SESSION MADE BY AV, SECONDED BY CT

MOTION CARRIES WITH A 5-0 VOTE; COMMISSION ENTERED EXECUTIVE SESSION AT 6:10 PM

REGULAR SESSION RESUMED AT 6:28 PM

MOTION TO TABLE PROPOSAL MADE BY AV, SECONDED BY CT

MOTION CARRIES WITH A 5-0 VOTE

~~**PC2016-47 – Project Road** – Site Plan Review of a proposal to subdivide and construct multiple townhomes. Project location is Project Road at Delaware Ave, an R-3 Zone, ID 112-4-15. Applicant is Charles Casale, 551 main Ave, Wynantskill, NY 12198.~~

PC2018-0036 - 61-63 Ingalls Ave - 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 TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 5-0

PC2018-0032 – 332 Ninth Street - 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.

MOTION TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 5-0

PL2018-84 – 561-565 Congress Street – Applicant is proposing to convert rear yard into parking lot. Project location is 561-565 Congress Street, a B2 Zone, Tax Map ID 101.80-2-44. Applicant is A & M1 Properties LLC, 205 Krumkill Road, Slingerlands, NY 12159.

MOTION TO TABLE MADE BY AV, SECONDED BY SW

TABLED BY A VOTE OF 5-0

NEW BUSINESS

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.

MOTION TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 5-0

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.

MOTION TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 5-0

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.

MOTION TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 4-0 (BH departed prior to vote)

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.

MOTION TO TABLE MADE BY AV, SECONDED BY CT

TABLED BY A VOTE OF 5-0

MOTION TO ADJOURN MADE BY AV, SECONDED BY CT

MEETING ADJOURNED AT 8:23 PM BY A VOTE OF 4-0

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