



**Planning Commission  
NOTICE of PUBLIC HEARING**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, May 30, 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); Sarah Wengert (SW); Suzanne Spellen (SS); Barbara Higbee (BH) – present (arrived at 6:19)

**CONSENT AGENDA**

**PLPC2019-0041 - 156 4<sup>th</sup> Street** – Applicant is seeking a Change Of Use from a Food Processing Facility to a Mixed Use Food Processing Facility / Retail Deli. Project location is 156 4<sup>th</sup> Street, a B4 Zone, Tax Map ID 101.61-7-18. Applicant is Max Wolff, 156 Fourth Street, Troy, NY 12180.

**PLPC2019-0033 – 93 Congress Street** – Applicant is proposing a take out restaurant. Project location is 93 Congress Street, a B4 Zone, Tax Map ID 101.61-1.4.2. Applicant is Marcus Young, 17 Myrtle Avenue, Albany, NY 12202.

**CHAIR VERA CALLED FOR PUBLIC COMMENTS REGARDING THE CONSENT AGENDA**

**THERE WERE NO PUBLIC COMMENTS**

**MOTION TO APPROVE THE CONSENT AGENDA MADE BY AV, SECONDED BY SW**

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

**OLD BUSINESS**

**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

**CHAIR VERA ASKED IF THE THIRD PARTY ENGINEERING CONSULTANT HAD PERFORMED A REVIEW OF THE APPLICANT'S STORMWATER PREVENTION PLAN (SWPP); THE APPLICANT RESPONDED IN THE NEGATIVE.**

**CHAIR VERA STATED THAT THE APPLICANT HAD ANSWERED ALL PREVIOUS PLANNING COMMISSION CONCERNS WITH THE CURRENT APPLICATION.**

**MOTION FOR CONDITIONAL APPROVAL MADE BY AV, SECONDED BY SW**

**CONDITIONAL APPROVAL GRANTED BY A VOTE OF 4-0**

**CONDITION: THIRD PARTY SWPP REVIEW**

**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.

**COMMISSIONER SW VOICED CONCERN WITH REPLACING CLASSIC BRICK HOMES WITH HOMES OF DIFFERING QUALITY**

**MOTION FOR SITE PLAN APPROVAL BY SW, SECONDED BY BH**

**SITE PLAN APPROVED WITH A VOTE OF 4-0**

**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.

**[SEE COMMISSIONER SW'S ABOVE COMMENT]**

**MOTION FOR SITE PLAN APPROVAL BY SW, SECONDED BY BH**

**SITE PLAN APPROVED WITH A VOTE OF 4-0**

**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.

**CHAIR VERA NOTED THAT THE APPLICANT HAD SUCCESSFULLY ADDRESSED EACH OF THE COMMISSION'S PREVIOUS COMMENTS**

**MOTION FOR SUBDIVISION APPROVAL MADE BY AV, SECONDED BY SS**

**SUBDIVISION APPROVED WITH A VOTE OF 4-0**

**MOTION FOR CONDITIONAL SITE PLAN APPROVAL MADE BY AV, SECONDED BY SW**

**CONDITIONAL SITE PLAN APPROVAL CARRIED WITH A VOTE OF 4-0**

**CONDITION: EAST/FRONT ELEVATION REVISED TO REMOVE STRIPING**

#### **NEW BUSINESS**

**PLPC2019-0044 – 438 Fourth Street** – Applicant is proposing to construct an 11 unit apartment building. Project location is 438 Fourth Street, an R4 Zone, Tax Map ID 112.29-5-8. Applicant is Finelli Construction, 359 Broadway, Troy, NY 12180.

**CHAIR VERA REQUESTED A STAMPED SURVEY DETAILING GRADE CHANGES, AS WELL AS A SIDEWALK REPAIR/REPLACEMENT PLAN. CHAIR VERA DIRECTED THE APPLICANT TO CONTACT CITY DPU REGARDING SEWER FLOW CALCULATIONS**

**MOTION TO TABLE MADE BY AV, SECONDED BY BH**

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

**PLPL2019-0042 – 791 River Street** - Applicant is proposing to demolish the existing structure and build a new 1150 square foot mixed use building with 2 dwelling units and 1 commercial space. Project location is 791 River Street, an R4 Zone, Tax Map ID 90.62-6-8. Applicant is Troy Community Land Bank, 200 Broadway, Troy, NY 12180.

**APPLICANT DESCRIBED PROJECT AND ITS POSITIVE IMPACT ON THE COMMUNITY.**

**MOTION TO TAKE LEAD SEQRA AGENCY MADE BY AV, SECONDED BY BH**

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

**MOTION FOR NEGATIVE SEQRA DECLARATION MADE BY AV, SECONDED BY BH**

**NEGATIVE SEQRA DECLARATION APPROVED BY A VOTE OF 3-0**

**MOTION FOR CONDITIONAL APPROVAL MADE BY AV, SECONDED BY BH**

**CONDITIONAL SITE PLAN APPROVED BY A VOTE OF 3-0**

**CONDITIONS: PAVING BETWEEN SIDEWALK AND BUILDING MUST BE CONCRETE**

**SUBMISSION TO PLANNING OFFICE OF SITE PLAN OVERLAID ON SURVEY**

**PLPL2019-0043 – 38 Humiston Ave** – Applicant is proposing a minor subdivision. Project location is 38 Humiston Ave, an R1 Zone, Tax Map ID 90.-3-11. Applicant is Todd Vandenburg, 38 Humiston Ave, Troy, NY 12180.

**APPLICANT EXPLAINED THE NEED TO SUBDIVIDE AND MERGE PARCELS IN ORDER TO QUALIFY FOR ORGANIC FARM CERTIFICATION.**

**MOTION TO TAKE LEAD SEQRA AGENCY MADE BY AV, SECONDED BY SS**

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

**MOTION FOR NEGATIVE SEQRA DECLARATION MADE BY AV, SECONDED BY SW**

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

**MOTION FOR SUBDIVISION APPROVAL MADE BY AV, SECONDED BY SW**

**SUBDIVISION APPROVED 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