



**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, June 27, 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:** 6:03 pm

**Roll Call:** Present – Chair Aaron Vera (AV); Sarah Wengert (SW); Suzanne Spellen (SS); Barbara Higbee (BH)  
Support – Chris Brown (CB) – Executive Secretary; Theresa Bakner (TB) – acting Planning  
Commission Attorney

**CONSENT AGENDA**

**PLPC2019-0052 – 455-471 Fulton St.** – Applicant is proposing to open a clothing boutique. Project location is 455-471 Fulton Street, a B4 Zone, Tax Map ID 101.45-7-4. Applicant is Paula Donahue, 116 North Greenbush Road, Troy, NY 12180.

**PLPC2019-0053 – 455-471 Fulton St** – Applicant is proposing a musical instrument sales and service business. Project location is 455-471 Fulton Street, a B4 Zone, Tax Map ID 101.45-7-4. Applicant is Terry Hiemel, 61 Mt. Pleasant Avenue, Troy, NY 12180.

**CHAIR VERA ASKED IF ANY PRESENT WISHED TO MAKE A PUBLIC COMMENT ON THE RECORD. NO COMMENTS WERE MADE.**

**MOTION TO APPROVE CONSENT AGENDA MADE BY SS, SECONDED BY BH**

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

**OLD BUSINESS**

**PLPC2019-0050 – Project Road** – Applicant is seeking an extension of previously approved site plan, as well as subdivision approval, of a proposal to build four triplex units and a single family home (13 total units). Project location is Project Road, a Multi Zone, Tax Map ID 112.47-4-1. Applicant is Fully In LLC, 20 Heather Ridge Road, Troy, NY 12180.

**CHAIR VERA CONFIRMED WITH MS. BAKNER THAT THE COMMISSION WAS REVIEWING AN EXTENSION REQUEST ONLY, AND NOT A NEW SITE PLAN. AV FURTHER CONFIRMED THAT THE COMMISSION RETAINED THE ABILITY TO IMPOSE CONDITIONS UPON THE EXTENSION APPROVAL.**

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

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

**CONDITIONS: place a traffic calming measure or device (not including a traffic light) as approved by Planning staff; (2) to demonstrate that the easement is sufficient for the access to Project Road by the provision of title insurance, and (3) to file the appropriate documentation with the NYS Attorney General's office to establish a homeowners association for the ownership and maintenance of such roadway and other infrastructure such as stormwater, water and sewer prior to commencing construction of any of the units,**

**because the roadway and other infrastructure may not be accepted for dedication by the City if the subdivision only has access to Project Road across an easement.**

**MOTION TO ADJOURN MADE BY AV, SECONDED BY BH  
MEETING ADJOURNED AT 6:33 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 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