



**Planning Commission  
NOTICE of PUBLIC HEARING**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, August 29, 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:

**6:04 – Call to Order**

**Roll Call** – Chair Aaron Vera (AV); Suzanne Spellen (SS); Sarah Wengert (SW); Barbara Higbee (BH) – **all present**

**CONSENT AGENDA**

**PLPC2019-0067** – Change of Use; applicant proposing to open a barber shop. Project location is **20 Northern Drive**, Tax Map ID 80.25-5-3, a B3 Zone. Applicant is JBE 20 Northern Drive LLC, 28 Haughney Road, Troy, NY 12182.

**PLPL2019-0060** – Change of Use; applicant proposing to open office space. Project location is **48 Fourth St**, Tax Map ID 101.45-7-9. Applicant is Hornby Zeller Properties LLC, 48 Fourth Street, Troy, NY 12180.

**AV asked if there was any public comment regarding the consent agenda, and noted that both projects had been reviewed by City staff**

**No public comment was made**

**Motion to approve Consent Agenda made by BH, seconded by SW**

**CONSENT AGENDA APPROVED BY A VOTE OF 4-0**

**HISTORIC REVIEW**

**60 2<sup>nd</sup> St** – Application to rehabilitate a carriage house.

**AV confirmed that the applicant understood and would adhere to the Historic Review Committee conditions**

**Motion for Conditional Approval made by AV, seconded by SW**

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

**CONDITIONS – 1. Retention of lintels; 2. Retention of center aperture dimensions; 3. Retention of loading door**

**OLD BUSINESS**

~~**PLPC2019-0055** – Site Plan review of a proposal for the adaptive reuse of parcel into an aggregate trans-shipping facility. Project location is **0 Madison Street**, a MULTI Zone, Tax Map ID 111.28-4-1. Applicant is City of Troy, 433 River Street, Troy, NY 12180.~~

**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.

**AV noted that the applicant had multiple outstanding zoning variance applications (which were previously tabled by the ZBA)**

**Applicant responded that they were unaware that they were awaiting ZBA approval**

**AV noted that the Planning Commission could not forward an approval motion until those variances were approved**

**Motion to table made by AV, seconded by SW**

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

#### **NEW BUSINESS**

**PLPC2019-0068 – 159 Fourth St** - Applicant is proposing to create a pop up event space and bar with additional parking for Sunhee's Farm and Kitchen (95-97 Ferry Street). Project location is **159 Fourth St**, a B4 Zone, Tax Map ID 101.61-11-7. Applicant is Jinah Kim, 95 Ferry St, Troy, NY 12180.

**AV asked if the applicant would be making any improvements to the building**

**Applicant responded that they'd be painting it off-white and adding a wooden frame to the door**

**Motion to approve made by AV, seconded by SS**

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

**PLPC2019-0065 - 3367 Sixth Ave** – Applicant is proposing a nonprofit community center for the sale of food and snacks. Project location is **3367 Sixth Ave**, an R4 Zone, Tax Map ID 90.54-2-2. Applicant is Naheem Billips, 852 5<sup>th</sup> Ave, Troy, NY 12180.

**Public Comment** – *this seems to be more of a convenience store than a nonprofit center; the building is too small to adequately host more than a few customers*

**Commissioners asked applicant to clarify nature of business.**

**Applicant described in further detail that the storefront would sell foods/snacks, with proceeds donated to nonprofit organization.**

**Commissioners requested additional information.**

**Motion to table made by AV, seconded by BH**

**Tabled by a vote of 4-0**

**PLPC2019-0057** – Site Plan review of a proposal to open a convenience store. Project location is **773 River St**, an R4 Zone, Tax Map ID 90.62-6-13. Applicant is Troy F17 LLC, 53 N Lake Ave, Troy, NY 12180.

**AV asked applicants if they would be comfortable with two conditions**

**Applicant confirmed that they would**

**Motion for Conditional Approval made by AV, seconded by SW**

**Conditional Approval passed by a vote of 3-1 (Yea – AV, BH, SW; Nay – SS)**

**Conditions: No outdoor trash storage**

**Exterior security cameras in operation at all times**

**PLPL2019-0064** – Site Plan review of a proposal to open a convenience store. Project location is **584 Second Avenue**, a B2 Zone, Tax Map ID 80.55-3-17. Applicant is Musa Naji, 586 Second Avenue, Troy, NY 12180.

**AV confirmed hours of operation with applicant – 7 am – 11 pm, 7 days a week**

**SW confirmed trash storage and removal would occur in the alley**

**Motion for Conditional Approval made by AV, seconded by SW**

**Conditional Approval passed by a vote of 4-0**

**Conditions: Exterior security cameras in operation at all times**

**PLPC2019-0066** – Subdivision review of a proposal to subdivide a residential parcel. Project location is **37 Humiston Ave**, a CON Zone, Tax Map ID 90.-3-13. Applicant is Muddy Cowboy LLC, 404 Troy Schenectady Road, Latham NY 12110.

**AV pointed out that this proposal will need to acquire zoning variances, as it is in a Conservation zone**

**Motion to table made by AV, seconded by BH**

**Tabled by a vote of 4-0**

**Motion to Adjourn made by AV, seconded by BH**  
**Adjourned at 7:43 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 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