



**Planning Commission
NOTICE of PUBLIC HEARING**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, October 3 2019** at **6 pm** in the Main Conference Room, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

6:05 – Call to Order

Roll Call – Chair Aaron Vera (AV); Suzanne Spellen (SS); Barbara Higbee (BH) – **all present**
Commissioner Anthony Mohen arrived

CONSENT AGENDA

PLPL2019 – 0070 - 351 Broadway - Applicant is proposing a change of use to open a bar seating no more than 50 people. Project location is **351 Broadway**, a B4 Zone, Tax Map ID 101.53-9-2. Applicant is Foxhunter Properties, LLC, 29 Slate Drive, Schenectady NY, 12

PLPC2019-0072 - 75-79 11th – Applicant is proposing to restore a walking path connecting property to Peoples Ave. Project location is **75-79 11th St**, an R2 Zone, Tax Map ID 101.47-3-9. Applicant is Redburn Property Services, 172 River St, Troy, NY 12180.

There was no public comment for either Consent Agenda item.

Motion to approve Consent Agenda made by AV, seconded by SS

Consent Agenda approved by a vote of 3-0

OLD 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

Applicant not present.

Motion to Table made by AV, seconded by BH

Tabled by a vote of 3-0

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 5th Ave, Troy, NY 12180.

Applicant stated that he business was not currently operating, and that they were waiting for Planning approval before making any applications to the Department of Health.

Motion for Conditional Approval made by AV, seconded by BH.

Conditional Approval passed by a vote of 4-0

Conditions: Hours of Operation between 8 am to 8:30 pm, Monday to Friday

Surveillance System Installed and Operating 24/7

Obtain a Certificate of Occupancy for Neighborhood Retail

Submission to Planning Department of NYS Dept of Health Correspondence Stating No Further

Approvals are Necessary

NEW BUSINESS

PLPL2019-0071 - 520 5th Ave – Applicant is proposing a private vehicle storage lot. Project location is 520 5th Avenue, a B2 Zone, Tax Map ID 80.64-6-19. Applicant is Bonnie Patterson, 1112 Huntington Ave, Nichols Hills, OK 73116.

Applicant pointed out revisions to previous iteration of site plan.

Motion for Conditional Approval made by AV, seconded by SS

Conditional Approval passes with a vote of 4-0

Conditions: Improved Fencing along Fifth Avenue

PC2019-0070 – Unity House & TRIP Multi-Parcel Development – Applicant is proposing to construct 53 residential apartment units across eight separate sites. Project locations are: **479 10th St; 30 11th St; 534 8th St; 506 8th St; 313 9th St; 285 9th St; 69 Rensselaer St; 22 Vanderhyden St.** Applicant is Hillside Views LLP, 415 River St, Troy, NY 12180.

Conceptual Review

Applicant walked Planning Commission through entirety of eight parcel project and detailed project timeline.

Motion to assume SEQR Lead Agency status made by AV, seconded by BH

Lead Agency passed by a vote of 4-0

Motion to table made by AV, seconded by BH

Tabled by a vote of 4-0

Motion to adjourn made by AV, seconded by AM

Adjourned at 8:01 pm by a vote of 4-0

Chris Brown

Executive Secretary

City of Troy Planning Commission