



**Planning Commission
NOTICE of PUBLIC HEARING**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, October 24, 2019** at **6 pm** in the Planning Conference Room, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

6:06 – Call to Order; Pledge of Allegiance

Roll Call – Chair Aaron Vera (AV); Commissioner Sarah Wengert (SW); Commissioner Barbara Higbee (BH); Commissioner Suzanne Spellman (SS) – all recorded as present
Absent – Commissioner Anthony Mohen (AM)

CONSENT AGENDA

PCLPC2019-0083 – 426 River Street – Applicant is proposing a hair salon in a vacant commercial space. Project location is 42 River Street, a B4 Zone, Tax map ID 101.38-8-11.2. Applicant is Diane Bova, 199 5th Ave, Troy, NY 12180.

PLPC2019-0084 – 731 River Street – Applicant is proposing a change of use from a single family home to an appliance storage facility. Project location is 731 River St, an R4 Zone, Tax Map ID 90.70-2-12. Applicant is Priam LLC, 130 Canvass St, Cohoes, NY 12047.

Chair Vera solicited public comment; there was none.

Chair Vera asked that the applicant for 731 River Street repaint the exterior of the building; the applicant consented.

Motion to Approve the Consent Agenda with a Condition on 731 River made by BH, seconded by SS

CONSENT AGENDA APPROVED BY A VOTE OF 4-0

CONDITION: REPAINTING OF 731 RIVER STREET EXTERIOR

OLD BUSINESS

[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.

Planning Commission Executive Secretary Chris Brown outlined the timeline for the project's approvals, including variances and SEQR determination

SW noted that the selected parcels were adjacent to homes which were originally brick and now clad in clapboard, creating a precedent for vinyl siding.

Jim Connors of The Chazen Companies, on behalf of the applicant, gave an update on Parcel 6 (534 8th St); Connors previously met with TFD Assistant Chief Dave Paul, and in order to accommodate TFD's 26' width requirement, the sidewalk at Parcel 6 would be flush with the street level.

Chair Vera asked that the street be milled and overlaid to avoid a 'patchy' appearance (due to saw cutting for new utilities); applicant consented.

Motion to Declare a Negative SEQR Declaration made by SW, seconded by SS

NEGATIVE DECLARATION PASSED BY A VOTE OF 4-0

Motion for Conditional Site Plan Approval made by SW, seconded by SS

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0

CONDITIONS: ALL ZONING VARIANCES BE OBTAINED

MILLING AND OVERLAYING OF EIGHTH STREET

NEW BUSINESS

PLPC2019-0087 – 737-739 River Street – Applicant is proposing to convert rear yard into of-street parking. Project location is 737-739 River Street, an R4 Zone, Tax Map ID 90.70-2-10. Applicant is 737-739 River Street LLC, 82 Andriana Lane, Albany, NY 12204.

Applicant was not in attendance

Motion to Table made by AV, seconded by BH

TABLED BY A VOTE OF 4-0

PLPC2019-0086 – 185 Third Street – Applicant is proposing to run an environmental company from his home. Project location is 185 Third Street, an R4 Zone, Tax Map ID 101.69-9-7. Applicant is George Alford, 185 Third Street, Troy, NY 12180.

Applicant not in attendance

Motion to table made by BH, seconded by SW

TABLED BY A VOTE OF 4-0

PLPC2019-0088 – 790 Burden Ave - Applicant is proposing to construct a 24x24 steel building for an ice cream stand. Project location is 790 Burden Ave, a B5 Zone, Tax Map ID 111.76-2-1.1. Applicant is Fred Sliney, 320 Columbia Street, Rensselaer, NY 12144.

Applicant highlighted the degree to which the site had been cleaned and cleared since acquiring the parcel, and presented an overview of the proposed activity.

Chair Vera asked that the outdoor seating area be constrained to 24 patrons, and that a concrete pad be placed in front of the proposed ice cream stand; the applicant consented.

Motion for Conditional Site Plan Approval made by BH, seconded by SW.

CONDITIONAL SITE PLAN APPROVAL PASSED BY A VOTE OF 4-0

PLPC2019-0085 – 71 Brunswick Rd – Applicant is proposing to demolish an existing deteriorated structure and build a new equipment building. Project location is 71 Brunswick Road, an R1 Zone, Tax Map ID 101.81-2-2. Applicant is Robert Talham, 71 Brunswick Road, Troy, NY 12180.

Chair Vera expressed satisfaction with the existing conditions survey, yet noted a few deficiencies with the proposed conditions survey/site plan. Chair Vera further expressed a desire for the parcel's curb cut to be reduced, and suggested that a sight line study be conducted by applicant's engineer.

Motion to Table made by AV, seconded by SS.

TABLED BY A VOTE OF 4-0.

Motion to Adjourn made by AV, seconded by SS

ADJOURNED BY A VOTE OF 4-0.

Meeting adjourned at 7:11 pm

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