



**Planning Commission
NOTICE of PUBLIC HEARING**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, November 21, 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:

6:00 pm – Call to Order

Roll Call: Chair Aaron Vera (AV), Suzanne Spellen (SS), Sara Wengert (SW) recorded as present.

Anthony Mohen (AM) and Barbara Higbee (BH) arrived at 6:04 and 6:12, respectively

Also in attendance: Chris Brown, Executive Secretary

CONSENT AGENDA

PLPC2019-0090 - 257 Congress St. – Applicant is proposing a change of use from car sales to a professional office. Project location is 257 Congress St, a B2 Zone, Tax Map ID 101.62-7-8. Applicant is Harry R Feathers Terminating Trust, 23 Marie Heights, West Sand Lake, NY 12196.

PRB2019-0938 – 169 River St. – Applicant is proposing a tattoo parlor. Project location is 169 River Street, a B4 Zone, Tax Map ID 100.60-3-9. Applicant is Dane Catheu, 59 Cardinal Ave, Albany, NY 12208.

AV asked for public comment; no public comments were made.

Motion to approve consent agenda made by SS, seconded by SW.

Consent Agenda approved by a vote of 3-0.

OLD BUSINESS

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.

Applicant stated that Troy DPU had visited the site and found that the water runoff originated with a neighboring property, not the applicant's. A catch basin had been serviced that day, improving the water runoff situation.

Applicant mentioned that the updated site plan reflects improvements to the catch basin and the extent of the new asphalt paving.

AV – *the Planning Commission would still like to see an architect or engineer produced 'swept path' study to confirm or dispel the necessity of the current curb cut dimensions.*

Motion to table by AV, seconded by BH

TABLED BY A VOTE OF 5-0

~~**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.~~

WITHDRAWN

NEW BUSINESS

PRB2019-0976 - 1300 Massachusetts Ave – Applicant is proposing the installation of two heating fuel tanks. Project location is 1300 Massachusetts Ave, an INST Zone, Tax Map ID 90.79-7-6./1. Applicant is Seton Health System, 1300 Massachusetts Ave, Troy, NY 12180.

SW requested some kind of planting/screening around the tank closest to Oakwood Avenue. Applicant suggested arborvieties, and the Planning Commission agreed.

Motion for Conditional Approval made by SS, seconded by SW.

CONDITIONAL APPROVAL PASSED BY A VOTE OF 5-0

CONDITION(S): ARBORVIETIES SCREENING AROUND THE TANK CLOSEST TO OAKWOOD AVE

PRB2019-0094 – 285 Second Street – Applicant is proposing to convert a commercial building with 1 residential unit into 15 apartments. Project location is 285 Third Street, a MULTI Zone, Tax Map ID 111.28-2-2. Applicant is Minnow Associates, 289 Meserole Street, Brooklyn, NY 11206.

AV – *will you be making any exterior changes?*

Applicant: perhaps an additional door or two.

AV – *we will need to see elevations depicting that*

Public Comment

Sandra Rouse, 1st Street: delighted to hear that the building could be renovated, but concerned about parking impact of this project, and TFD access on the south side of the building

Motion to declare project an Unlisted Action made by AV, seconded by AM

UNLISTED ACTION DETERMINATION PASSED BY A VOTE OF 5-0

Motion for Planning Commission to take Lead Agency for SEQRA made by AV, seconded by AM

LEAD AGENCY PASSED BY A VOTE OF 5-0

Motion to Table made by AV, seconded by SW

TABLED BY A VOTE OF 5-0

Motion to Adjourn made by AV, seconded by AM

Meeting adjourned by a vote of 5-0

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