



**Planning Commission  
MEETING MINUTES**

The Planning Commission of the City of Troy, New York conducted a public hearing on **Thursday, February 20 at 6 pm** in the Main Conference Room, 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:** 6:01 pm

**Roll Call:** Present – Chair Aaron Vera (AV), Sarah Wengert (SW), Suzanne Spellen (SS), Barbara Higbee (BH)

Absent – Anthony Mohen

Also in attendance – Andy Brick (Planning and Zoning Attorney), Chris Brown (Executive Secretary)

**CONSENT AGENDA**

**PC2019-0068 161 Fourth Street** – Applicant is proposing to occupy vacant taxi stand with a bar/restaurant (an expansion of previously approved pop-up event space). Project address is 161 Fourth Street, a B4 Zone, Tax Map ID 101.61-11-7. Applicant is Jinah Kim, 95 Ferry St, Troy, NY 12180.

**PRB2020-0042 595 Second Avenue** - Applicant is proposing to open a liquor store. Project address is 595 Second Avenue, a B2 Zone, Tax Map ID 80.47-8-3. Applicant is Jason Hacker, 132 Abrams Road, Berne, NY 12023.

**PRB2020-0064 3109 Sixth Avenue** – Applicant is proposing to convert a vacant first floor store front into a dwelling unit. Project address is 3109 Sixth Ave, an R4 Zone, Tax Map ID 90.62-3-28. Applicant is David Downer, 9 Stannard Ave, Troy, NY 12180.

**PRB2020-0065 50 Third St** – Applicant is proposing a change of use from a piano shop to a consignment shop. Project address is 50 Third St, a B4 Zone, Tax Map ID 101.53-9-19. Applicant is Embarek Mesbahi, 2184 Story Ave, Niskayuna 12309.

**PRB2020-0075 1813 Fifth Ave** – Applicant is proposing an assembly space for workshops/classes/etc. Project address is 1813 Fifth Ave, a B4 Zone, Tax Map ID 101.53-5-7. Applicant is Tara Rainstrom, 1813 Fifth Ave, Troy, NY 12180.

*Chair Vera asked if there was any Public Comment for any item on the Consent Agenda; no Public Comment was made*

**Motion to Approve the Consent Agenda made by AV, seconded by SS**

**Motion Approved 4-0**

**NEW BUSINESS**

**PL2018-0069 750 Second Ave** - Site Plan Review of a proposal to occupy a mixed use building with commercial space on 1st floor apartments on 2nd through 6th floors. Project location is 750 Second Avenue, a MULTI Zoning District, Tax Map ID 80.40-2-1. Applicant is 750 Second Ave Realty LLC, PO Box 158, Waterford, NY 12188  
*Applicant stated that this was the same application that the Planning Commission had previously approved; the application was being considered again due to the expiration of that approval. Applicant also requested a 6 month approval extension.*

**Motion to Approve Application with 6 Month Extension made by AV, seconded by SW**

**Motion Approved 4-0**

~~PC2016-0068 — 216 4<sup>th</sup> St~~ — Site Plan Review of a proposal to occupy a vacant bakery with a restaurant and event space. Property is located at ~~214 4<sup>th</sup> Street~~, a B-5 Zone, ID 101.69-11-2. Applicant is ~~Recco DeFazio, 264 4<sup>th</sup> Street, Troy, NY 12180~~

*(Applicant did not appear)*

**PRB2020-0124 222 9<sup>TH</sup> St** – Site Plan Review of a proposal to build a 3540 sqf medical building (urgent care). Project location is 222 9<sup>th</sup> St, an HCD Zone, Tax Map ID 101.31-9-25. Applicant is 9<sup>th</sup> St Troy Improvements Inc., PO Box 8654, Troy, NY 12180.

*SW – only concern is that this isn't really urban architecture*

*Requested some kind of screening along the north edge of the proposed parking lot (ie, trees); requested that cornice be continued around entire perimeter of roofline*

*AV – noted that proposed elevations should reflect the grade of the parcel*

**Motion to Table Application** made by AV, seconded by SW

**Motion Passed 4-0**

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

**Motion Passed 4-0**

**Meeting Adjourned at 6:46 PM**

~~PRB2020-0125 — 548 Congress St~~ — Site Plan Review of a proposal to install a curb cut, driveway and parking lot. Project location is ~~548 Congress St~~, a B2 Zone, Tax Map ID 101.79-4-13. Applicant is ~~Mt. Ida Preservation Association, 548 Congress St, Troy, NY 12180.~~

*(Applicant did not appear)*

*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