

**Wm. Patrick Madden**  
*Mayor*

**Monica Kurzejeski**  
*Deputy Mayor*



**Steven Strichman**  
*Commissioner of Planning*

Phone: (518) 279-7166  
steven.strichman@troyny.gov

**Planning Commission**  
433 River St.  
Troy, New York 12180

**Meeting Minutes**  
**July 9<sup>th</sup>, 2020 @ 5:30 pm**

The Planning Commission of the City of Troy, New York conducted a public hearing on Thursday, July 9 at 5:30pm via Zoom Conferencing, in order to hear and decide on proposals for development as follows:

5:30pm – Meeting called to order

Commissioners in Attendance

Sara Wengert (SW), Dede Rudolph (DR), Suzanne Spellen (SS), Barbara Higbee (BH)

Commissioners Absent

Anthony Mohen (AM)

Also in Attendance

Andy Brick (Planning and Zoning Attorney), Aaron Vera (City Engineer, Executive Secretary)

Motion (SS) to enter into an executive session to discuss commission qualifications. (BH) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen	X			

**Passed 4-0.**

[Executive Session]

Motion (SS) to end executive session, (SW) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen	X			

**Passed 4-0.**

[Executive Session Ends, Anthony Mohen (AM) now in attendance]

Motion (SW) to elect Dede Rudolph chair of the Planning Commission. (SS) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

5:54pm – Agenda Items Begin

**PL2020-16** Lot Line Adjustment: 12 Industrial Park Rd & 16 Industrial Park Rd (112.-4-34 & 112.-4-33.2)

Motion (BH) to table. (AM) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

**PL2020-17** Site Plan Review: 222 2nd St (100.84-5-1) – Emilie Flanagan is proposing to convert a vacant office space into 3 residential units.

Motion (SS) to approve conditioned upon obtaining all variances required. (DR) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

**PLPC2020-11** Site Plan Review: 5th Ave & Federal St, “Kings Landing II” (101.38-9-7, 101.38-9-9, 101.38-9-10, 101.46-1-3, 101.46-1-2.1, 101.46-1-1) BDC Holdings is proposing to demolish 3 existing structures and construct a new 5-story building with 62 residential units and two levels of parking (68 spaces)

Motion (SS) for the Planning Commission to act as lead agency for the purposes of SEQR review. (SW) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen				X

**Passed 4-0.**

Motion (SW) to table. (SS) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen				X

**Passed 4-0**

Motion (SW) for five (5) recess. (DR) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0**

8:26pm – Five (5) minute recess

**PL2020-12** Renovations, Site Plan Review: Atrium “Winter Garden” (101.45-6-1, 101.53-4-1.1, 101.53-4-2.1)  
David Bryce is proposing major alterations to the Atrium and Frear Building, including retail space, office space, and a parking garage.

Motion (BH) for the Planning Commission to act as lead agency for the purposes of SEQR review made by. (AM) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

Motion (SW) to table. (SS) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

**PL2020-18** Change of Use: 625 River St (90.78-3-5) – James Magur is proposing to convert an existing ambulance garage into two retail storefronts for a barber shop and a coffee shop.

Motion (SW) to approve with the conditions that parking shall be removed from in front of the long bay and concrete sidewalk shall be extended from the front of the building to the existing City sidewalk. (SS) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

**PL2020-19** Site Plan Review: 260 5th Ave (90.23-11-1) – Josh Goldstein is proposing an auto sales lot

Motion (SW) to approve with the condition that the proposed metal building be no less than 15 feet from the South property line and conform to the general location shown. (DR) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

**PL2020-20** Change of Use: 3 E Industrial Pkwy (111.51-1-3) - Capital City Produce is proposing to convert a vacant warehouse into a wholesale produce distribution center

Motion (SW) for Planning Commission to act as Lead Agency for SEQR review. (BH) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

Motion (SW) to table proposal pending additional information. (SS) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

Motion (AM) to adjourn. (BH) seconded.

	Absent	Yes	No	Abstain
Sara Wengert		X		
Dede Rudolph		X		
Suzanne Spellen		X		
Barbara Higbee		X		
Anthony Mohen		X		

**Passed 5-0.**

DRAFT