

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 23rd, 2020 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public hearing on Thursday, 23 July, 2020 at 6:00pm via Zoom Conferencing, in order to hear and decide on proposals for development as follows:

6:00pm – Meeting called to order

Commissioners in Attendance

Deirdre “Dede” Rudolph (DR), Sara Wengert (SW), Suzanne Spellen (SS), Barbara Higbee (BH), Anthony Mohen (AM)

Commissioners Absent

none

Also in Attendance

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

PL 2020-16 Lot Line Adjustment: 12 Industrial Park Rd & 16 Industrial Park Rd (112.-4-34 & 112.-4-33.2)

Motion (SS) to approve conditional upon submission of a revised map, with the City’s Subdivision Approval block and stamped by a NYS Licensed Land Surveyor, and that upon approval the map be filed with the Rensselaer County Clerk’s office. (SW) seconded.

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

Passed 5-0.

PC 2017-77 Extension: 171 Hill St. – Michael Cioffi is proposing an addition to expand an existing structure.

Motion (BH) to approve the extension. (AM) seconded.

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

Passed 4-1.

PLZB 2019-95 Extension: 244-246 First St. (100.84-6-10) The Community Builders, Inc. proposes to construct an 84-unit apartment building.

Sara Wengert (SW) recused.

Motion (SS) to approve the extension. (BH) seconded.

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

Passed 4-0.

CONSENT AGENDA

PLZB 2019-71 Extension: Hillside Views Neighborhood Revitalization - TRIP/Unity House proposes improvements on the following parcels: 479 Tenth St (90.71-9-7), 506 Eighth St (90.79-4-54), 313 Ninth St (101.23-1-2), 309 Ninth St (101.23-1-4), 315 Ninth St (90.79-4-38), 285 Ninth St (101.23-5-8), 2446-2448 Fifth Ave, 2436 Fifth Ave (101.22-11-16), 2442 Fifth Ave (101.22-11-17), 534 Eighth St (90.71-8-21), Eleventh St (90.71-10-6), 69 Rensselaer St (101.23-6-2)

PL 2020-25 Change of Use: 78 4th St. - Kevin Shin is seeking to convert a retail storefront into Restaurant.

PL 2020-28 Change of Use: 600 2nd Ave. – Joe Valenti seeks to convert a bank into office space.

PL 2020-29 Subdivision Review: 3027 6th Ave. (90.10-3-1.1)

Motion (BH) to approve the consent agenda. (SS) seconded.

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

Passed 5-0.

PLZB 2018-01 Extension: 144 9th St. – United Armenian Calvary Congregational Church proposes to convert a church into 8 apartments.

Motion (SW) to approve extension with the stipulations that there be improvement or replacement of existing chain link fencing, resurfacing of asphalt parking, and replacement of hand railing. (BH) seconded.

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

Passed 5-0.

PC 2020-24 Change of Use: 515 1st St. – Dr. Christine Rem proposes to convert a single-family home into a two family apartment.

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

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

Passed 5-0.

PL 2020-26 Site Plan Review: 2377 Burdett Ave. – Ayman Khalil is proposing off-street parking for residential tenants.

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

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

Passed 5-0.

PL 2020-27 Site Plan Review: 231 Hill St. – Christine Tate is proposing off-street parking, light manufacturing and office use space in an existing structure.

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

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

Passed 5-0.

PL 2020-29 Site Plan Review: 523 Fifth Ave. – JHM, LLC is proposing off-street parking for business.

This item was not heard.

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

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

Passed 5-0.

DRAFT