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Planning Commission

433 River St., Ste. 5001
Troy, New York 12180

Meeting Minutes September 24th, 2020 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public hearing on Thursday, 24 September, 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), Suzanne Spellen (SS), Barbara Higbee (BH), Anthony Mohen (AM), Sara Wengert (SW)

Commissioners Absent

Also in Attendance

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

Consent Agenda

PLPC 2020 0035 – 184 4th Street (101.61-12-14.1)

Change of Use (Type II SEQR)

Ekologic is proposing to occupy a former church with a design studio. The applicant is represented by Kathleen Tesnakis

PLPC 2020 0037 – 386 1st St. (111.36-11-1)

Change of Use (Type II SEQR)

James Connolly Social Club is seeking to occupy a former bar with a proposed social club. The required Special Use Permit has been granted by the Zoning Board of Appeals. The applicant is represented by Jennifer Baumstein.

PLPC 2020 0039 - 336 Congress St. (101.71-7-9)

Change of Use (Type II SEQR)

FunCycled is proposing to occupy an existing structure with a new use, a furniture and interior spaces company. The applicant is represented by Sarah Trop, Owner.

PLPC 2020 0042 - 1800 Peoples Ave. (101.48-7-1)

Demolition (Type II SEQR)

Dialysis Clinic, Inc. proposes to demolish an existing two-story dwelling. The applicant is represented by Bohler Engineering MA, LLC.

Request for public comment.

Emailed comment read into the record.

PLPC 2020 0037 removed from consent agenda due to conflict. Anthony Mohen to recuse.

AM motion to approve amended consent agenda, SS seconded.

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

Passed 5-0.

BH motion to approve PLPC 2020 0037, SW seconds. Anthony Mohen recuses.

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

Passed 4-0.

Old Business

PLPC 2019 0004 – 438 Fourth Street (112.29-5-8)
 Site Plan Review and SEQR Determination (Unlisted)
 Finelli Development, LLC is proposing a new 11-unit apartment complex. The applicant is represented by Maurizio Cassano.

The applicant presented the project, including color and material samples of the proposed building.

Request for public comment.

James Rath inquired about trash pickup and sidewalk repair.

SW motion to close public hearing, SS seconds.

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

Passed 5-0.

Barbara Higbee inquired about parking.

SS motion for negative declaration, SW seconded.

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

Passed 5-0.

SW motion to approve, SS seconded.

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

Passed 5-0.

PLPC 2020 0026 – 2377 Burdett Avenue (101.32-7-6)
 Site Plan Review and SEQR Determination (Unlisted)

Ayman Khalil is proposing to create off-street parking for residential tenants. The applicant is represented by Edward Esposito, R.L.A. of Monarch Design.

Presentation from applicant.

Request for public hearing.

AM motion to close public hearing, SW seconded.

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

Passed 5-0.

SS commented that the amount of parking seems excessive.

DR commented that the 10 foot wide gate leads her to believe cross-lot access is the purpose.

BH: Is the building going to be painted or improved? The applicant is amenable to this condition.

DR: Is there any new ADA parking proposed? No.

BH Motion for negative declaration for SEQR, AM seconded.

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

Passed 5-0.

BH Motion to approve with the following conditions:

- Parking is to be used solely for the residential use on this site.
- The entire building is to be painted or the entire façade improved before 12/31/2020.

SW seconded.

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

Passed 5-0.

New Business (to be heard no earlier than 7:00pm)

PLPC 2020 0032 – 328 8th Street (101.30-11-1)

Site Plan Review and SEQR Determination (Unlisted)

Collar City Concrete is proposing to occupy a vacant building with an office and showroom for their masonry business. The applicant is represented by Jennifer Strope.

Applicant presented the project.

Opened to public comment.

SS motion to close public hearing, BH seconded.

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

Passed 5-0.

BH motion for negative SEQR declaration AM seconded.

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

Passed 5-0.

SW motion to approve, SS seconded.

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

Passed 5-0.

PLPC 2020 0036 – Cemetery Road & Boradaile Drive (80.42-2-1 through 19)
 Lot Line Adjustment, Site Plan Review, and SEQR Determination (Unlisted)
 Keystone Homes, Inc. is proposing to construct 96 apartment units (3 buildings) in a Planned Development (P) zone.
 The applicant is represented by Nick Costa of Advance Engineering and Land Surveying, PLLC.

Applicant presented.

Open to public hearing.

SW motion to adjourn public hearing, SS seconded.

Passed 5-0.

DR, grades are a concern. A geotechnical report should be provided. Original PDD language, R.O.W. deeded back to owner.

BH project is tall and large.

PLPC 2020 0041 - 31 Cottage St. (111.84-6-8)
 Site Plan Review and SEQR Determination (Unlisted)
 Cottage Street Apartments is seeking approval for two (2) twelve-unit apartment buildings. The applicant is represented by Brett Steenburgh, P.E.

Applicant presented.

Open the public hearing.

BH motion to adjourn public hearing, SS seconded.

Passed 5-0.

DR, requested abstract of title and wetland delineation, if any wetlands are on site.

SW it is peculiar that this building will not match the existing structures' architecture.

PLPC 2020 0040 - 39 Brunswick Rd. (101.80-2-21)

Subdivision, Site Plan Review, and SEQR Determination (Unlisted)

FDC Development, LLC is seeking approvals to subdivide an existing lot to create two new buildings lots. Two (2) two-unit buildings are proposed. The applicant is represented by Brian Sipperly of Verity Engineering, D.P.C.

Applicant presentation.

Open for public comment.

BH motion to adjourn the public hearing. SW seconded.

Passed 5-0.

SW motion to adjourn meeting, SS seconded.

Passed 4-0, DR abstained.

Additional information regarding the above listed actions is available by contacting the Department of Planning and Economic Development, email: james.rath@troyny.gov

DRAFT