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Planning Commission

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing at **6:00 P.M. on November 19, 2020** to act upon the following requests, referred by the Bureau of Code Enforcement of the City of Troy, for review and approval.

Due to COVID-19 the public hearing will be conducted online using Zoom video conferencing software. The link and access code will be listed on the Planning Commission webpage:

<http://www.trojny.gov/government/boards-commissions/planning-commission/agenda-minutes/>

Members of the public can submit comments prior to the meeting via email or during the public comment period.

6:03pm – 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), James Rath (Planning Department)

Consent Agenda

[PLPC 2020 0062](#) – 230 4th St. (101.69-11-9)

Change of Use (Type II SEQR)

Khadene Channer is proposing to occupy an existing structure with a restaurant.

[PLPC 2020 0064](#) – 635 2nd Ave. (80.47-2-8)

Change of Use (Type II SEQR)

Yevgeniy Sandul is proposing to convert existing assembly space into two (2) residential units.

[PLPC 2020 0066](#) – 275 8th St. (101.30-10-24)

Site Plan Review (Type II SEQR)

Capital Roots is proposing to construct a 20’ x 60’ pavilion at an existing facility.

BH motion to approve consent agenda as presented, SS seconded.

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

Passed 4-0.

Workshop (No Public Comment)

1011 2nd Ave. (70.64-1-1) – Planned Development District

For Recommendation to Troy City Council

Kevin Vandenburg is proposing a zone change to an existing ±9.93 acre parcel in the R-1 zone. The proposed zone is P (Planned Development, §285-57). This will be a thirty minute presentation and discussion. **Public hearings will be held at future dates. No action will be taken at this meeting.**

The Planning Commission requested a Traffic Impact Study and Photo Simulations of the proposed development; the location of the Photo Simulations are to be determined.

Old Business (to be heard no earlier than 6:45 pm)

PL 2018 0004 – 144 Ninth Street (101.39-6-11)

Site Plan Review and SEQR Determination (Unlisted)

IQ Troy, LLC (Neal Kurzner) is proposing to convert a church into eight (8) apartments. The applicant is represented by Mary Elizabeth Slevin, Esq. of Stockli Slevin, LLP and Luigi Palleschi of ABD Engineers, LLP.

Luigi Palleschi of ABD presented the current project status and reviewed changes which were made to the site plan since the previous meeting.

A discussion followed, comments discussed included:

- Call out retaining walls to be replaced and how they will be replaced.
- If fencing is to be replaced locate it out of the right-of-way.
- The steep roof may result in snow building up along walkways and parking areas, the applicant should address this in future submissions.
- Verify location of doorways as the plan appears to differ from the existing conditions.
- The site plan should explicitly state all improvements to be made.
- A grading plan should be provided, including a curb cut improvement.
- All fencing on the property should be replaced with decorative fencing.
- The landscaping is lacking.

Zack McGuy 221 10th St. – Loss of historic windows is a concern.

Amy Halloran – Would like to see a public garden.

Mary-Beth Slevin – A request for final direction and conditional approval as the applicant is out of time on their contract with the land.

A discussion regarding a conditional approval followed. The Commission was not open to a conditional approval, but did offer the potential of a special meeting to meet the applicant's time frame.

No action taken.

~~**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.~~

PLPC 2020 0041 - 31 Cottage St. (111.84-6-8)

Site Plan Review and SEQR Determination (Unlisted)

Cottage Street Apartments is seeking approval for one (1) twelve-unit apartment buildings. The applicant is represented by Brett Steenburgh, P.E.

Brett Steenburgh presented the current project status and reviewed changes which were made to the site plan since the previous meeting.

James Rath – Is there the potential for a pedestrian connection between Wilde St. and Cottage St.

SW motion to close the public hearing, SS seconded.

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

Passed 5-0.

Chair reviewed staff comments with the applicant.

SW motion for Planning Commission to act as Lead Agency for SEQR review, AM seconded.

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

Passed 5-0.

BH motion for SEQR negative declaration assuming public sewer service, SW seconded.

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

Passed 5-0.

SW motion for conditional approval:

- All requirements of DPU be satisfied.
- Grading plan be submitted and approved by the City Engineer.
- Pedestrian connection be made between Wilde St. and Cottage St., subject to the City Engineer’s approval.

SS seconded.

	Absent	Yes	No	Abstain	Recused
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 8:00pm)

[PLPC 2020 0067](#) – 333 2nd Ave. (80.78-1-6)

Site Plan Review (Type II SEQR)

Collar City Mushrooms is proposing to occupy an existing building with grow rooms, business office space, and boutique store front.

Avery presented his project.

Amber Jackson, 16 1st St – In support of the application, the business would be a benefit to the community.
Sam Gold, 287 Green St., New Haven, CT – The project would benefit the neighborhood and help draw new business to the area.

Aaron Vera and James Rath suggested the Commission provide a timeline for some of the site improvements suggested in their staff reports.

SW commented a site plan should have been submitted, although the proposal is a change of use, to better communicate the existing conditions.

BH makes a motion for conditional approval upon the:

- Submission of a site plan to the Planning Commission, for approval, within the next twelve (12) months.
- Completion of sidewalk replacement within the next twelve (12) months.

AM seconded.

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

Passed 5-0.

[PLPC 2020 0046](#) – 770 Pawling Ave. (112.84-4-2)

Site Plan Review (Type II SEQR)

J & J Apartments, LLC is proposing to occupy an existing commercial space with three (3) residential units.

Anthony D'Adamo of Capital Architecture presented the project. No public comment.

SW commented that the site plan is lacking many improvements that would be required.
City Staff and the applicant discuss the front patio and the fencing.

The applicant was instructed to submit revised plan for review.

No action taken.

[PLPC 2020 0038](#) – 523 5th Ave. (80.64-5-6)

Site Plan Review and SEQR Determination (Unlisted)

JHM, LLC is proposing a satellite parking area for the existing Snowman ice cream shop.

Applicant presented project. No public comment.

SW motion for Planning Commission to act as Lead Agency for SEQR review, SS seconded.

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

Passed 5-0.

SW motion for SEQR negative declaration, SS seconded.

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

Passed 5-0.

SW motion for approval, AM seconded.

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

Passed 5-0.

PLPC 2020 0063 – 37 125th St & 2 Northern Dr. (80.25-3-3 & 4)

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

Old Daley Custom Catering is proposing a lot line adjustment and addition to an existing structure. The existing and proposed use is a catering business.

Applicant presented project.

Alternative site plan discussed.

No action taken.

Motion to adjourn. All in favor.

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