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Planning Commission

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

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 December 17, 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.troyny.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.

Old Business

PLPC 2020 0011 – Kings Landing II (101.38-9-10)

Site Plan Review and SEQR Determination (Unlisted)

BDC Holdings, LLC is proposing to demolish three (3) existing structures and construct a new five-story building with 62 residential units and two levels of parking (68 spaces). The applicant is represented by Nicholas Costa, P.E. of Advance Engineering.

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 Luigi Palleschi of ABD Engineers, LLP.

PLPC 2020 0031 – 101-119 County Garden Apartments (112.-4-36.411 & 112.-4-36.412)

Site Plan Review and SEQR Determination (Unlisted)

Country Garden Acres Limited is proposing 21 new low rise structures containing 144 new dwelling units. The applicant is represented by Roger Keating of Chazen Companies.

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.

New Business

[PLPC 2020 0071](#) – 230 2nd St. (100.84-5-4.1)

Demolition and SEQR Determination (Unlisted)

James Kennedy is proposing to raze a vacant structure, former place of worship.

[PLPC 2020 0072](#) – 4 Locust Ave. (112.41-5-11)

Site Plan Review (SEQR Type II)

Andrew Pevzner is proposing a new driveway with parking in the front yard. Per §285-81(B)(1) site plan review is required.

[PLPC 2020 0073](#) – Taylor Apartments (100.68-1-1./1)

Demolition, Site Plan Review, and SEQR Determination (Type I)

Taylor I, LLC is proposing to demolish the vacant Taylor 1 and 2 towers and construct a 90-unit, 96,400 sq. ft. mixed-use, mixed income building that includes 64 replacement affordable housing units set aside for existing residents of the currently occupied Taylor 4 building. The applicant is represented by Roger Keating of Chazen Companies.

Additional information regarding the above listed actions is available by contacting the Planning Commission Executive Secretary at aaron.vera@troyny.gov.