

**Wm. Patrick Madden**  
Mayor

**Monica Kurzejeski**  
Deputy Mayor



**Steven Strichman**  
Commissioner of Planning

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## Planning Commission

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

### Meeting Minutes October 29<sup>th</sup>, 2020 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public hearing on Thursday, 29 October, 2020 at 6:00pm via Zoom Conferencing, in order to hear and decide on proposals for development as follows:

#### 6:02pm – 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 0049** – 90 7<sup>th</sup> Ave. (90.47-6-12)

Lot Line Adjustment (Type II SEQR)

Edward Addison is proposing a lot line adjustment between 86 7<sup>th</sup> Ave. and 90 7<sup>th</sup> Ave. The applicant is represented by Rodney Michael of RDM Surveying Consultants

##### **PLPC 2020 0051** – 171 4<sup>th</sup> St. (101.61-11-12)

Change of Use (Type II SEQR)

Jinah Kim is seeking to convert an existing four (4) unit building into a five (5) units with commercial space. The applicant is represented by Liza Rodriguez, R.A. of Troy Architectural Program, P.C.

SS motion to approve, 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.**

Old Business

**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.

Planning Commission heard public comment and requested a 3<sup>rd</sup>-Party review for the geotechnical report.

SW motion to close public hearing, 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.**

No further action taken.

**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.

Applicant presentation of new materials. Public comment received. Aaron Vera, Executive Secretary present.

SW motion to close public comment, 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.**

City shall notify NYS OPRHP, IDA, LDC of SEQR lead agency status.

SW motion to declare lead agency, 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 7:30pm)

**PLPC 2020 0047** – 300 4<sup>th</sup> St. (101.77-9-18)

Change of Use, Site Plan Review, and SEQR Determination (Unlisted)

Sawdust Development, LLC is seeking approvals to convert an existing structure into four (4) new apartments. The applicant is represented by Liza Rodriguez, R.A. of Troy Architectural Program, P.C.

Project introduction by Charlie Chippone  
 Technical presentation by Liza Rodriguez

SW motion to act as Lead Agency, 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.**

SS motion for Negative Declaration, BH seconded.

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

**Passed 5-0.**

SS motion to approve, 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 0052** – 49 2<sup>nd</sup> St. (101.53-12-6)

Change of Use, Site Plan Review, and SEQR Determination (Unlisted)

Paine Castle, Inc. is seeking approvals to convert an existing fraternity into a mixed-use building. Uses will include residential, lodging, theater, restaurant, and office. The proposed tenant is Castle Arts, LLC. The applicant is represented by Liza Rodriguez, R.A. of Troy Architectural Program, P.C.

Project presentation by Laura of TAP. Clarification by City Engineer of SEQR status as Type II. Previously Unlisted pending ZBA Zoning Interpretation.

AM motion to approve, 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.**

**PLPC 2020 0048** – 509 Pawling Ave. (112.66-7-20)

Site Plan Review and SEQR Determination (Unlisted)

Armando Ortiz is seeking approvals for the addition of a driveway and parking at the above-referenced address.

Access is proposed from the rear of the lot off of Excelsior Ave.

SS motion for Negative Declaration, 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.**

SW motion to approve, BH 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 0053** – 2265 5<sup>th</sup> Ave. (101.38-2-3)

Demolition (Type II SEQR)

First Columbia, LLC is proposing to demolish an existing structure (residence). The applicant is represented by Nathaniel Bette.

SW motion to act as Lead Agency, 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 Negative Declaration, 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.**

SW motion to approve, 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.**

**PLPC 2020 0054** – 494 River St. (101.30-7-22)

Demolition (Type II SEQR)

First Columbia, LLC is proposing to demolish an existing structure (auditorium). The applicant is represented by Nathaniel Bette.

SS motion to act as Lead Agency, 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.**

SS motion for Negative Declaration, BH seconded.

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

**Passed 5-0.**

SS motion to approve, BH seconded.

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

**Passed 5-0.**

Informational Presentations (No actions to be taken)

**Taylor Apartments Phase I**

SS motion to adjourn, AM seconded. All in favor.

**9:55 Meeting adjourned.**

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

DRAFT