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Monica Kurzejeski
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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.

6:03pm – Meeting called to order

Commissioners in Attendance

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

Commissioners Absent

Also in Attendance

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

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.

Applicant presentation.

Planning Commission opened public comment.

Joe Fama - 150 2nd Ave. – Various comments on the EAF.

Drea Leanza - 2227 5th Ave. – Various comments on the EAF.

John Waite – 1920 5th Ave. – Various comments on the EAF.

Doris Day – Bethel Baptist Church – Feels the project will change the City and isn't in character.

Ronnye Shamam – 1928 5th Ave. – Echoed previous comments.

Barb Nelson – 37 Belle Ave. & 210 River St. – Not enough parking. Various comments on the EAF.

SW motion to close 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 4-0.

Revised EAF.
 Reduced scale of building with 1 parking space per unit.

Barbara Higbee in attendance.

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.

Applicant presentation.

No public comment.

BH requested sidewalk and landscaping strips be restored.
 SW fencing should be replaced not painted.

SW motion for negative declaration for SEQR, 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 site plan 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 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.

Applicant presentation.

Carlo Sorriento - 2 Adere Rd. Traffic, building closest to Colleen Rd. will affect the character of Emerald Greens. R1 zone on the other side of Colleen.

Applicant responded to public comment.

DR requested ITE trip generation for the project.

Public hearing adjourned to 01/28/2021.

~~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.

James Rath stated that this application appears to be “demolition by neglect.”

SW asked how long the applicant has owned the building and how the site will be restored. The City Engineer informed the PC that the applicant has owned the property for at least three (3) years and the site will be restored to lawn.

AM requested City Engineer reach out to SHPO about eligibility.

Eileen McDermott asked if parts of the building would be salvaged. The applicant has made attempts to do this and is open to the idea.

Sandra Rouse 151 1st Street – Do you have any plans for development? The applicant does not currently have plans.

James Rath, concerned about maintenance. Applicant stated plans to maintain property and that they have staff in the area that can perform that work.

BH motion to close 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.

SS motion to act as lead agency, 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 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.

SW motion to approve with stipulations

Remove weeds.
 Restore to lawn.
 Restore concrete sidewalk on 2nd St.

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 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.

Applicant presentation.

City Engineer provided comments on behalf of neighbor at 2 Locust. The resident is not against the proposal, but would like to verify there will be no encroachment on their property.

James Rath stated that parking in the front yard is generally discouraged.

SW and DR feel this use would be consistent with the neighborhood.

SW motion to approve with stipulations:

10 feet in width.
 As close to home as possible.
 No parking on the sidewalk.
 Plan to include side yard offset.

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 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.

Applicant presentation.

Sandra Rouse of 159 1st St. – What are the limits of Ferry St.?

Sandra Parker of Taylor Bldg. 4 – How much parking is being provided? Is there visitor parking?

Linden Horvath of 247 Second St. – Detail dangerous chemicals to be used during construction.

Luz Marquez-Benbow of 351 Taylor Court – How is THA going to communicate with Spanish speaking population?

City Engineer stated that this project will require third-party engineering review and the public hearing should remain open.

SW motion to act as lead agency, BH seconded.

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

Passed 4-0.

The applicant presented the variances required for the project and requested that the PC recommend the project to the ZBA for their review and conditional approval.

The project requires parking, setback, and density variances. This is due to the unique nature of the site and the significant portion of the site that borders rights-of-way.

Todd Arena - 70 Post St. Accessibility for Spanish language residents.

SW motion to recommend the project be reviewed ZBA and in support of the variances requested, BH seconded.

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

Passed 4-0.

Public hearing will be continued to 01/28/2021.

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

DRAFT