

Wm. Patrick Madden
Mayor

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Planning Commission

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

Meeting Minutes February 17th, 2021 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public hearing on Wednesday, 17 February, 2021 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), Anthony Mohen (AM), Suzanne Spellen (SS), Barbara Higbee (BH)

Commissioners Absent

Sara Wengert (SW)

Also in Attendance

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

Consent

PLPC 2021 0002 - 2109 15th St. (101.47-6-7, Zoned: R-2)

Change of Use (SEQR Type II)

Conversion of a former midwifery into a student center. Maintaining two (2) existing residential units. The applicant is Chung-Sheng Lin.

- Request for public comment. No comment.
- Motion to approve: BH, seconded: SS.

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

- **Motion to approve passed, 4-0.**

PLPC 2021 0004 – 50 4th St. (101.45-7-8, Zoned: B-4)

Change of Use (SEQR Type II)

Proposal to occupy a newly renovated building as an event/assembly space. The applicant is Francis Musso.

- Request for public comment. No comment.
- Motion to approve: AM, seconded: SS.

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

- **Motion to approve passed, 4-0.**

PLPC 2018 0069 – 750 2nd Ave. (80.40-2-1, Zoned:MULTI)

Approval Extension (SEQR Type II)

Proposal to occupy a mixed use building (Standard Manufacturing) with commercial space on 1st floor apartments on 2nd through 6th floors. The applicant is 750 Second Ave Realty LLC, PO Box 158, Waterford, NY 12188 and represented by Roger Keating of Chazen Companies.

- **Sara Wengert (SW) now in attendance.**
- Request for public comment. No comment.
- Motion to extended approval 12-months: SS, seconded: BH.

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

- **Motion to approve passed, 5-0.**

New Business

PLPC 2021 0003 – 576 5th Ave. (80.56-6-13, Zoned: R-4)

Site Plan Review and SEQR Determination (Unlisted)

Proposal to convert vacant, three (3) story masonry building (former school) into 21 residential units. This project is seeking Historic Tax Credits. The applicant is represented by Liza Rodriguez of TAP.

- Applicant not in attendance, Commissioners discussed proposal.
- Request for public comment. No comment.
- SW requested that the northern sidewalk be extended to the alleyway (east).
- DR requested a parking study to demonstrate the need for on-street parking modifications.
- Motion for the Planning Commission to be lead agency: SS, seconded: BH.

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

- **Motion to act as Lead Agency, 5-0.**

- Motion to table until March 17th: SW, seconded: AM.

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

- **Motion to act as Lead Agency, 5-0.**

Commission discussed the noticing requirements for applicants and proposals.

Motion to adjourn: BH, seconded: SW.

All in favor.

DRAFT