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## Planning Commission

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

### Meeting Minutes March 25<sup>th</sup>, 2021 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public meeting on Wednesday, 25 March, 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), Sara Wengert (SW), Suzanne Spellen (SS), Barbara Higbee (BH)

##### Commissioners Absent

Anthony Mohen (AM)

##### Also in Attendance

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

##### Consent

##### PL 2018 0002 – 141 Congress St. (101.61-3-2)

Site Plan Approval Extension (Type II SEQR)

City Station North, LLC is proposing to construct ±90,000 sq. ft. of residential, ±50,000 sq. ft. of commercial, and ±160 parking spaces in a MULTI Zone. The applicant is seeking a 12-month extension.

- Request for public comment. No comment.
- Motion to approve twelve (12) month extension: 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 twelve (12) month extension passed, 4-0.**

##### New Business

##### PLPC 2021 0006 – 770 Pawling Ave. (112.84-4-2)

Site Plan Review (Unlisted SEQR)

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

- Staff comments.
- Anthony Mohen is in attendance.
- Applicant presentation.
- Request for public comment.

- Carlo Sorriento of 2 Adare Road, a resident of Troy and employee of the City of Troy, commented in favor of the proposal.
- Motion for a Negative Declaration: 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 for Negative Declaration passed, 5-0.**
- Motion for site plan approval: BH, seconded: AM.

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

- **Motion to approve passed, 3-2.**

**Old Business**

Concept Updates

**PLPC 2020 0036** – Cemetery Road & Boradaile Drive (80.42-2-1 - 19)  
 Lot Line Adjustment, Site Plan Review, and SEQR Determination (Unlisted)  
 Keystone Homes, Inc. is proposing to construct 96 apartment units (3 buildings) in a Planned Development (P) zone. The applicant is represented by Nicholas Costa, P.E. of Advance Engineering and Land Surveying, PLLC.

- Applicant presentation.
- Request for public comment. No comment.
- Request from Commission to coordinate with DPU regarding sewer and stormwater and to perform additional research regarding the original subdivision. No further comments.
- No action. (Tabled until next meeting.)

Site Plan Review

**PLPC 2020 0063** – 37 125<sup>th</sup> 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. The applicant is represented by Liza Rodriguez of Troy Architecture Practice, PLLC (TAP).

- Applicant presentation.
- Request for public comment. No comment.
- Staff comments regarding lack of pedestrian accommodations and parking/storage within the City ROW.
- Motion to table indefinitely: 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 table passed, 5-0.**

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

Site Plan Review and SEQR Determination (Type I)

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.
- Commission reviewed and completed Part II of the Full Environmental Assessment Form (FEAF).
- Motion for Positive Declaration and submission of Environmental Impact Statement (EIS): SS, seconded: AM.

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

- **Motion for Positive Declaration, 3-1.**

**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.
- Request for public comment. No comment.
- Motion to table until next meeting: AM, seconded: SW.

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

- **Motion to table until next meeting passed, 5-0.**

**PLPC 2020 0073** – Taylor Apartments (100.68-1-1./1)

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
- Request for public comment. No comment.
- Motion for Negative Declaration: SW, seconded: SS.

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

- **Motion for Negative Declaration passed, 5-0.**
- Motion for site plan approval, conditioned upon (1) applicant submitting revised building elevations for the Planning Commission review, and (2) that the elevations submitted be constructed: SW, seconded: SS.

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

- **Motion for conditional approval passed, 4-0.**

Motion to adjourn: SS, seconded: BH.

**All in favor.**

