

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Steven Strichman
Commissioner of Planning

Phone: (518) 279-7166
steven.strichman@trojny.gov

Planning Commission

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

Meeting Minutes April 21st, 2021 @ 6:00 pm

The Planning Commission of the City of Troy, New York conducted a public meeting on Wednesday, 21 April, 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

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, P.E. of Chazen Companies.

- Anthony Mohen in attendance.
- Request for public comment. No comment.
- Motion for negative declaration (SEQR): BH, seconded: SW.

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

- **Motion for negative declaration (SEQR) passed, 5-0.**
- Motion for site plan approval: 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 site plan approval passed, 5-0.**

PLPC 2021 0008 – 32-34 River St. (100.76-9-26)

Subdivision Review and SEQR Determination (Unlisted)

32-34 River Street, LLC is proposing to subdivide an existing lot into two (2) parcels. The applicant is represented by William Smith.

- Request for public comment. No comment.
- Motion to act as lead agency for SEQR review: SW, seconded: SS.

	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 (SEQR) passed, 5-0.**
- Motion for negative declaration (SEQR): SW, seconded: BH.

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

- **Motion for negative declaration (SEQR) passed, 5-0.**
- Motion for subdivision approval: 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 subdivision approval passed, 5-0.**

Old Business

Site Plan Review

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

Site Plan Review and SEQR Determination (Unlisted)

WPNT Construction, LLC is proposing to convert a 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 presentation and commissioner question and answers.
- Motion to act as lead agency for SEQR review: 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 act as lead agency (SEQR) passed, 5-0.**

- Motion for negative declaration (SEQR): SW, seconded: BH.

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

- **Motion for negative declaration (SEQR) passed, 5-0.**

- Motion for site plan approval with the following stipulation(s):

1.) The undefined hardscape (walkway) be constructed of cast-in-place concrete.

Motion by SW, seconded: BH.

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

- **Motion for subdivision approval passed, 5-0.**

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.

- Motion to table until next meeting, May 19th: 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 passed, 5-0.**

New Business

Site Plan Review

PLPC 2021 0007 – 2304 15th St. (101.40-2-11 & 101.40-2-10)

Site Plan Review and SEQR Determination (Unlisted)

Amante Pizza is proposing the construction of a 600 sq. ft. addition and off-street loading area. The applicant is represented by Edward Esposito, R.L.A. of Monarch Design.

- Applicant presentation
- Motion to table until applicant coordinates with City Staff: SW, seconded: BH.

	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.**

Concept Review

PLPC 2021 0010 – Winter Garden (101.45-6-1 & 101.53-4-2.1)

Site Plan Review and SEQR Determination (Type I)

David Bryce is proposing the demolition of ±85% of the Uncle Sam Mall and the construction of a parking garage, commercial/retail/office spaces, ±60 apartment, an outdoor plaza, and the restoration of the Frear Building with new internal connection to the Winter Garden. The applicant is represented by Brian Osterhout, P.E. of Environmental Design Partnership, LLP (EDP).

- Applicant presentation.
- Motion to act as lead agency for SEQR review: SW, seconded: SS.

	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 (SEQR) passed, 5-0.**
- No further action taken.

- Motion to adjourn: SS, seconded: AM.
- **All in favor.**

DRAFT