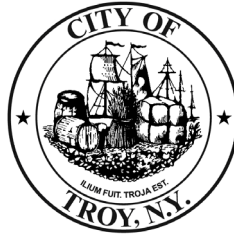


Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Steven Strichman
Commissioner of Planning
Phone: (518) 279-7166
steven.strichman@troyny.gov

Planning Commission

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

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public meeting at **6:00 P.M. on April 21, 2021** 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 meeting 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 are encouraged to submit comments prior to the meeting via email or during the public comment period. All public comment should be directed to planningcommission@troyny.gov at least two (2) hours prior to the meeting. No other email address is monitored for public comment.

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.

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.

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.

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.

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.

~~**PLPC 2020 0063** – 37 125th 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, R.A. of Troy Architecture Practice, PLLC (TAP).~~

New Business

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).

Additional information regarding the above listed actions is available by contacting the Planning Commission's Executive Secretary at aaron.vera@troyny.gov.