

**Wm. Patrick Madden**  
Mayor

**Monica Kurzejeski**  
Deputy Mayor



**Steven Strichman**  
Commissioner of Planning

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## **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 June 16, 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](mailto:planningcommission@troyny.gov) at least two (2) hours prior to the meeting. No other email address is monitored for public comment.

#### **Administrative Items**

##### **Introduction of new Planning Commission member**

##### **Election of Planning Commission Chair**

#### **Consent**

**PLPC 2021 0017** – 873 Fifth Avenue (80.25-6-3)

Change of Use (SEQR Type II)

Copeke LLC is proposing to use an unauthorized storage facility as storage for a nearby catering business. The applicant is represented by Liza Rodriguez, Architect from TAP Inc.

#### **New Business**

**PLPC 2021 0013** – 297 Hoosick Street (101.33-1-12.2)

Site Plan Review (SEQR Type II)

The applicant seeks a waiver for parking in the front yard for a 20 ft. by 25 ft. driveway and 10 ft. curb cut. The applicant is the property owner, Daniel Sommers, President of Sommerset Real Estate Investment Corp.

**PLPC 2021 0015** – 1800 Peoples Avenue (101.48-7-1 THRU 3)

Site Plan Review and SEQR Determination (Unlisted)

Dialysis Clinic, Inc. is proposing to make minor modifications to the existing parking lot to provide four (4) additional parking spaces, improve circulation, and create an improved ADA parking and drive area. The applicant is represented by Vishal Rai, Sr. Design Engineer of Bohler Engineering.

**PLPC 2021 0016** – 2301 15<sup>th</sup> Street (101.40-1-7)

Site Plan Review (SEQR Type II)

Ayman Kahlil is proposing a 625 sq. ft. outdoor seating area for an existing 1960 sq ft. restaurant. The applicant is represented by Edward Esposito, R.L.A. of Monarch Design.

### **Old Business**

**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).

### **Concept Review**

**PLPC 2021 0014** – King’s Landing II – Federal & 5th (101.38-9-7, 101.38-9-9, 101.38-9-10, 101.46-1-1, 101.46-1-2.1, 101.46-1-3)

Site Plan Review and SEQR Determination (Unlisted)

BDC Holdings Inc. proposes to construct a new building with eight (8) levels. The lower two (2) levels will be used for parking, retail, and office. The upper six (6) levels will be occupied by 62 apartment units.

Cosmo Marfione, PE, Managing Partner at BDC Holdings Inc., will be speaking on behalf of the proposal.

Additional information regarding the above listed actions is available by contacting the Planning Commission’s Executive Secretary at [aaron.vera@troyny.gov](mailto:aaron.vera@troyny.gov).