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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 Wednesday, May 17th, 2023**, to act upon the following requests for review and approval referred by the Bureau of Code Enforcement.

The City of Troy Planning Commission will be conducting in-person meetings, however members of the public [may attend and participate virtually by clicking the zoom link on the planning webpage](#).

Members of the public are encouraged to submit comments prior to the meeting via email or in-person during the public comment period. All written public comment should be directed to planningcommission@troyny.gov at least six (6) hours prior to the meeting. No other email address is monitored for public comment.

Administrative Items

Adoption of Meeting Minutes from April 19th, 2023, by Resolution

Consent

[PLPC 2022 0027](#)— 1 Monument Square (101.53-1-1) [DMU/DT I&H]
Site Plan Approval Extension—SEQR (Type I)

The Applicant, 1 Monument Sq., LLC, is proposing to construct a mixed-use building, public plaza, and public park area. The proposed structure will include 92 units (102,500 sq. ft.) of residential and commercial/retail uses as well as 2 underground parking levels totally 56,000 sq. ft. The applicant is represented by 1 Monument Sq. LLC and is seeking an extension on their approvals.

Old Business

[PLPC 2022 0097](#)—1818 Fifth Ave. (101.53-6-1) [DMU/DT II]
Site Plan Review—SEQRA (Type I)

The applicant, The Rosenblum Companies c/o Bohler, proposes to redevelop the current site of a single story, former and vacant bank building into a 4-story, 71-unit, apartment complex that seeks to restore the continuous pre-urban streetscape. The building will be the city's first zero-emission multifamily building and will provide residential amenities, bicycle infrastructure and limited onsite parking with additional off-site parking.

[PLPC 2023 0011](#)— 625 Seventh Ave (80.56-3-1) [MU-1/Neighborhood II]
Site Plan Review—SEQR (Unlisted)

The applicant, 625 7th Ave, LLC, wishes to convert the former Catholic Central High School building in Lansingburgh into 74 market-rate apartments. Upgrades include new interior amenities and exterior site improvements.

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Written by Eric Ferraro, Acting Executive Secretary

Additional information regarding the above listed actions is available by contacting eric.ferraro@troyny.gov.

As required by the Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

New Business

PLPC 2023 0009 –21 First St –YWCA (100.60-4-2) [DMU/DT II]
Site Plan Review –SEQRA (Type I)

The applicant, Spring City Development Group, LLC, wishes to construct a 5-story residential building to support the YWCA of the Greater Capital Region. The proposed construction will include parking, offices, residential amenities on the ground floor with units above and site enhancements to surrounding sidewalks and curbs.

~~**PLPC 2023 0021** –124 Fourth Street (101.61-2-11), [DMU/DT II]
Concept/Site Plan/Change of Use Review –SEQRA (Type I)~~

~~The applicant, Michael Kang, wishes to propose a 25-seat cocktail bar with tapas and cold snacks as well as to provide office space and a residential dwelling unit on the upper 2nd and 3rd floors.~~

PLPC 2023 0028 –285-289 River Street (101.45-5-3) –The American Theatre (DMU/DT II)
Site Plan Review –SEQRA (Type I)

The applicant, Arts Center & Theatre of Schenectady, Inc (dba Proctors), proposes to refurbish and restore the former American Theatre as such and re-open as a daily venue for movies and contemporary music. The proposed seating provides for 100 people and the venue anticipates hosting an estimated 200 events a year.

PLPC 2023 0031 –1776 Sixth Ave (101.54-2-16) [DMU/DT II]
Concept/Change of Use/Site Plan Review –SEQRA (Type I)

The applicant, First Columbia, LLC., seeks a change of use of the existing 2 story office building from commercial to residential & to construct an additional 4 floors, creating 64 residential units (184 bedrooms) for graduate student housing.

PLPC 2023 0030 –302 Ninth Ave (101.23-2-9) [MF/Neighborhood III]
Site Plan Review –SEQRA (Type II)

The applicant, Adel Abuzaid, wishes to build a new 24' 4" x 16'2" wood frame addition at rear of building for additional storage of product. Additional accessories to this proposal include a stockade fence along the north side of the property, and a newly paved surface for off-street parking and garbage storage.

New Zoning Terms:

DMU=Downtown Mixed Use
DT = Downtown
MF = multi-Family
MU = Mixed Use

Written by Eric Ferraro, on behalf of the Executive Secretary

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