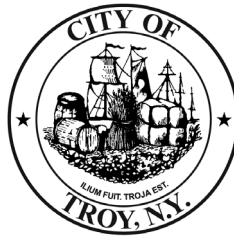


**Wm. Patrick Madden**  
Mayor

**Chris Nolin**  
Deputy Mayor



**Dylan Turek**  
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 HEARING**

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, August 16<sup>th</sup>, 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](mailto: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 July 16<sup>th</sup>, 2023, by Resolution**

#### **Old Business**

[PLPC 2023 0039](#) –1011 2<sup>nd</sup> Avenue (70.64-1-1, 70.56-1-6) [Planned Development District; by City Council Resolution]  
Sketch Plan Conference/site plan review – SEQRA (Type I)

The applicant, Starlight Development LLC, is proposing to construct 3 multifamily apartment buildings (231 units) with underground parking and surface parking, travel lanes, sidewalks, and multiuse path on an undeveloped 11-acre parcel. Site enhancements include private connections to municipal water/sewer as well as on site stormwater management.

#### **New Business**

[PLPC 2023 0021](#) –124 Fourth Street (101.61-2-11), [DMU/DT I]  
Sketch Plan Conference –SEQRA (Type I)

The applicant, Michael Kang, proposes a 25-seat cocktail bar with tapas and cold snacks on the first floor as well as office and event space on the 2<sup>nd</sup>. The third-floor use is TBD. Additionally, Mr. Kang looks to make minor site improvements and update the exterior façade.

[PLPC 2023 0040](#) – 269-275 Fifth Avenue (90.23-10-4, 90.23-10-3.2, 90.23-10-3.1) [MU-2/N-III]  
Site Plan Review, – SEQRA (unlisted)

The applicant, Bruner LLC, wishes to construct a 6,400 sq. ft. strip mall with 1 laundromat and 3 retail units to be leased out. The project includes site improvements and newly paved on site parking.

Written by Eric Ferraro, Acting Executive Secretary

Additional information regarding the above listed actions is available by contacting [eric.ferraro@troyny.gov](mailto: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 Zoning Terms:**

DMU=Downtown Mixed Use

DT = Downtown

MF = Multi-Family

MU = Mixed Use

SF = Single Family

N = Neighborhood

Written by Eric Ferraro, on behalf of the Executive Secretary

Additional information regarding the above listed actions is available by contacting [eric.ferraro@troyny.gov](mailto:eric.ferraro@troyny.gov).

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