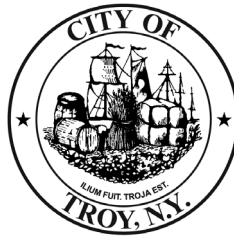


Wm. Patrick Madden
Mayor

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, October 18th, 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 September 20th, 2023, by Resolution

Consent

[PLPC 2023 0021](#) –124 Fourth Street (101.61-2-11), [DMU/DT I]
Site Plan Review –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 2nd. The third-floor use is TBD. Additionally, Mr. Kang looks to make minor site improvements and update the exterior façade.

New Business

[PLPC 2023 0043](#) – 110 Eighth Street (101.64-1-3) [C-I/C/C]
Site Plan Review – SEQRA (Type II)

The applicant, R.P.I., proposes 2 projects. One at Freshman Hill near the south end of the alumni sports & recreation center parking lot, which will include an open-air pavilion with a small building underneath for storage, (2) unisex restrooms, and an A/V room and a separate sport court area with perimeter netting for recreational basketball, volleyball, and pickleball. The second location will be at the corner of sunset terrace and Beman lane, which will include an open-air pavilion with a small building underneath for storage, (2) unisex restrooms, and an A/V room.

Old Business

[PLPC 2023 0039](#) –1011 2nd Avenue (70.64-1-1, 70.56-1-6) [Planned Development District; by City Council Resolution]
Site plan review – SEQRA (Type I)

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.

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.

PLPC 2021 0076 – 1467 Fifth Avenue (101.61-12-9) [MU-1/N-IV]
Special Use Permit – SEQRA (Type II)

The applicant(s), Yesfolk LLC and Chabacano LLC, wish to produce, package and sell nonalcoholic and alcoholic beverages including Kombucha, seltzer, cider, mead and fruit wines, through their retail tasting room that is open to the public for on-premise and to-go sales. Outdoor seating will be provided in a gated lot when weather permits.

PLPC 2021 0030 – 309 & 311 Eighth Street (101.30.10.12 & 101.30.10.13) [TF/N-III]
Site Plan Review – SEQR (Type II)

The applicant, Unity House of Troy Inc., is proposing a Change of Use from administrative use to a 6-bed Situational Crisis Center Residence that will provide residential services to adults experiencing acute symptoms of their mental illness. A Use Variance and Area Variance (parking) have previously been obtained. The applicant is represented by Sara Drury, EIT, of Chazen Engineering.

PLPC 2023 0042 – 133-137 Fourth Street (101.61-6-4) [DMU/DT-I]
Special Use Permit – SEQRA (Type I)

The applicant, Thomas Roland, wishes to set up an open air market for a Cannabis Grower’s Showcase (CGS), as detailed under NYS Office of Cannabis Management. The site, located in the historic district, will provide vendors for cannabis, vegetables, crafts, and small foods. All laws governing CGS will be observed, including no on-site consumption.

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]
Sketch Plan Conference – 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.

New Zoning Terms:

DMU=Downtown Mixed Use
DT = Downtown
MF = Multi-Family
MU = Mixed Use
SF = Single Family
N = Neighborhood
C-I = Campus – Institutional
C/C = Civic/Campus

Written by Eric Ferraro, Acting Executive Secretary

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