



## 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, January 17<sup>th</sup>, 2024**, 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 October 18<sup>th</sup> & November 15<sup>th</sup>, 2023, by Resolution**

### Old 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.

**PLPC 2023 0045** – 185 Earl Street (101.22-11-11) [MU-II/N-IV]  
Site Plan Review – SEQRA (Type II)

The applicant, Unity House of Troy, is proposing to renovate an existing structure and construct an addition to convert a vacant house to a teaching kitchen for skill development. The proposal calls for interior dining space, bathrooms, and a fully working kitchen along with some site improvements.

**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, on behalf of the Executive Secretary, Russ Reeves

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 Business**

**PLPC 2023 0049** – 487 Campbell Ave (112.-4-12.114) [MU-II/N-III]  
Sketch Plan Conference for Subdivision Review – SEQRA (unlisted)

The applicant, 493 Campbell, LLC, is proposing to subdivide the parcel located at 487 Campbell Avenue into 2 lots. 487 Campbell Avenue would be 1.126 acres with an existing commercial structure, and 491 Campbell Avenue would be .469 Acres for a proposed multi-story residential building.

### **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

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

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