

Carmella Mantello
Mayor

Russ Reeves
Executive Secretary



Seamus Donnelly
Deputy Mayor

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, February 21st, 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 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 January 17th, 2024, by Resolution Election of Vice Chairman of the Planning Commission

Consent

PLPC 2021 0043 – 155 River Street (100.60-3-11, 100.60-3-13) [DMU/DT-II]
Consent - SEQRA (unlisted) – Negative Declaration determined on 09/21/21

The applicant, Kenan Gunduz, on behalf of the owner, seeks to make a minor amendment to their proposal to install an HVAC system on the roof. The applicant has previously received all necessary approvals and has consulted the City Historical Review Committee, which advises the Planning Commission to acknowledge and confirm the conditions agreed upon by the applicant. The amendment will not be visible from the street.

Old Business

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.

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.

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.

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 2024 0002 – 1 St. Joseph's Street (111.52-9-9, 111.52-9-8) [TF/N-II]
Sketch Plan Conference for Lot Line Adjustment – SEQRA (Type II)

The applicant, Jeff Raia, is proposing a lot line adjustment to merge 1 and 3 St. Joseph's Street. The resulting parcel will result in a buildable lot where Mr. Raia intends to construct a 2-car garage to provide off street parking for the existing residential structure currently located on 3 St. Joseph's Street.

PLPC 2024 XXXX – 60 113th Street (80.65-2-2) [MU-I/N-II]
Sketch Plan Conference – SEQRA (Type II)

The Applicant, Energy Catalyst, seeks to establish a geothermal manufacturing facility to be the only geothermal heat pump manufacturer in the Northeast and will invest \$10M in manufacturing and R&D, as well as offer year round training courses. The applicant intends on 25% of employees being locally hired.

PLPC 2024 XXXX – 161 River Street (100.60-3-10) [DMU/ DT-II]
Sketch Plan Conference for Site Plan Review – SEQRA (Type I)

The applicant, Michael Wistuk, proposes to construct an elevated rear deck as an accessory use to his business in the existing Hudson Candy Factory building located in the historic district.

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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