

Carmella Mantello
Mayor

Seamus Donnelly
Deputy Mayor



Randy Coburn
Commissioner of Planning

Randy.Coburn@troyny.gov
(518)279-7166

DRAFT

Planning Commission

433 River St., Ste. 5001
Troy, New York 12180

MEETING MINUTES

The Planning Commission of the City of Troy, New York, conducted a public meeting at **6:00 P.M. on Wednesday, July 17th, 2024**, in person for the Board and available via Zoom conferencing, to act upon the following requests, referred by the Bureau of Code Enforcement of the City of Troy, for review and approval.

6:07 pm – Meeting called to order.

Commissioners in Attendance

Suzanne Spellen (SS), Warren Shaw (WS), William Commiskey (WC), Stephen Maples (SM), Roddy Yagan (RY), James Rath (JR)

Also, in Attendance

Richard Morrissey (Planning and Zoning Attorney), Eric Ferraro (Assistant Planner), Russ Reeves (Executive Secretary)

Administrative Items

- **Adoption of Meeting Minutes from June 18th, 2024, by resolution.**

- **S.S. Motions to: Adopt June meeting/hearing minutes** **B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Adopt June meeting/hearing minutes** **passed 6-0**

Old Business

PLPC 2024 0010 – 30, 32 & 42 Second St (101.53-8-13/.1 & /2) Parking Lot (101.53-13-1) [DMU/DT I]
Site Plan Review – SEQRA (Type I)

The applicant, Troy Savings Bank Music Hall Corporation, intends to provide site upgrades with exterior improvements/upgrades, install a new HVAC system and make improvements to the existing parking lot at the corner of State and Second St.

- Applicant presentation: Dash Krisner
- Commissioner comments and questions to applicant: Yes.
 1. Discussion ensues on Parking lot details, Courtyard details, HVAC details and Marquee details.
Special discussion surrounding EMC's (Electronic Messaging Centers)

Written by Eric Ferraro, On Behalf of the Executive Secretary

Additional information regarding the above listed actions is available by contacting the Planning Commission's Assistant Planner, 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.

- 2. J.R. and S.M. on the pedestrian circulation of parking lot. B.C. on site amenities to lot.
- Request for public comment: Yes
 - 1. Russel Brooks – For, with concern for EMC
 - 2. Peggy Conig – For
 - 3. Tracy Kennedy – For, with concern for EMC
- Commissioner deliberation:
 - 1. J.R. clarifies with R.M. that there are no conflicts of interest due to an affiliation of a colleague regarding tree advisory
 - 2. E.F. Clarifies parking lot is grandfathered in and not required to go to ZBA
 - 3. Discussion about curb cut on State St.
- Applicant response:

- **R.Y. Motions to:** Close public comment period **J.R. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to:** Close public comment period **passed 6-0**

- **S.M. Motions to:** Issue a negative declaration for SEORA **B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to:** Issue a negative declaration for SEORA **passed 6-0**

- **B.C. Motions to:** PC does not recommend the granting of a variance for the EMC but recommends a variance for the size **J.R. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to:** PC does not recommend the granting of a variance for the EMC but to recommend a variance for the size **passed 6-0**

- **J.R. Motions to:** Recommend to the ZBA do not approve a variance for the EMCs but to approve the area variance for the marquee **B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			

James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Recommend to the ZBA do not approve a variance for the EMCs but to approve the area variance for the marquee passed 6-0**

- **J.R. Motions to: Approve site plan with the following stipulations: 1. Applicant to provide ADA accessible curb cuts at the SE & NE corners of State and Second Streets. 2. Any drainage concerns from marquee onto sidewalk are addressed through rain gardens or other means. 3. That the wide curb cuts on State Street at the exit/entrance of the parking lot are addressed (bollards, street tress or other means). 4. Applicant to provide a dedicated pedestrian path at the same location as the vehicle egress/ingress sites on State and Second. 5. Applicant to provide at least 2 benches around the parking lot. B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Approve site plan with the following stipulations: 1. Applicant to provide ADA accessible curb cuts at the SE & NE corners of State and Second Streets. 2. Any drainage concerns from marquee are addressed on sidewalk through rain gardens or other means. 3. That the wide curb cuts on State Street at the exit/entrance of the parking lot are addressed (bollards, street tress or other means). 4. Applicant to provide a dedicated pedestrian path at the same location as the vehicle egress/ingress sites on State and Second. 5. Applicant to provide at least 2 benches around the parking lot. passed 6-0**

PLPC 2024 0008 – 125 River Street (100.68-1-1./1) [DMU/DT II]
Site Plan Review – SEQRA (Type I)

The applicant, Taylor II, LLC, proposes to bring modernized 21st century accommodations into downtown Troy, and update the existing Taylor superbblock to match the current city infrastructure by demolishing the existing building stock followed by the construction of 2 new buildings consisting of 308 residential units supplemented by 2,135 sq ft of ground floor commercial space.

- Applicant presentation: Roger Keating
- Commissioner comments and question to applicant: Yes
 1. B.C., R.Y., S.M., J.R., S.S., questions on surrounding infrastructure and site amenities.
 2. R.Y. asks about expectations as it pertains to PC & overall timeline.
 3. Commission asks after previously cited TFD concerns.
 4. R.Y. asks for additional architectural guidelines and visual study from the river
 5. J.R. asks after sidewalk configuration
 - Doesn't see width of sidewalks.
 - Clarifies what sidewalks across drive entrances is.
 6. Discussion on tree species.
- Request for public comment: Yes
 1. Nathaniel – general input
- Commissioner deliberation:
 1. S.M. → R.R. asks for updates on River St. project. Asks about Architectural guidelines. Asks if additional [P.E.] review might be necessary.
 - R.R. and E.F. responds and explains

2. Discussion with R.M. regarding SEQRA determination.
- Applicant response:
 1. D.O.T. has easements in area that are not buildable.
 2. Attempting to activate rooftop
 3. LaBella has addressed TFD concerns. Explains.
 4. (R.Y.) It will depend on what the ZBA says.
 5. (R.Y.) we're preparing those studies now and will come back next time with them.
 6. (J.R.) We'll make some adjustments and add widths on site plan.

- **S.M. Motions to: Issue Negative Declaration for SEQRA S.S. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Issue Negative Declaration for SEQRA passed 6-0**

- **R.Y. Motions to: Table discussion to September 18th Hearing J.R. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Table discussion to September 18th Hearing passed 6-0**

- **.. Motions to: Make a recommendation to the ZBA to approve variances B.C. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan			X		
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Make a recommendation to the ZBA to approve variances passed 5-1**

New Business

PLPC 2024 0024 – 230 Second Street (100.84-5-4.1) [MU-I/N-IV]

Sketch Plan Conference for Site Plan Review – SEQRA (Type I)

The applicant, TAP, Inc., proposes to construct a new housing project that will consist of 2 3-story buildings that will create 31 dwelling units. Additional components of this project include the renovation of 77 Adams Street, converting office space to residential for another 20 units.

- Applicant presentation: Barb Nelson
- Commissioner comments and question to applicant: Yes

1. R.Y. recommends grass pavers to cut back on impervious surfaces; likes courtyard. W.S. & S.S. second.
 2. S.S. asks about architecture.
 3. J.R. discusses activation of garden and alley spaces/parking.
 4. S.M. Asks about private space: public space regarding garden and courtyard and garage space(s)
 - J.R. encourages both
- Request for public comment: No public comment
 - Commissioner deliberation:
 1. R.M. no motion needed.
 - Applicant response:

PLPC 2024 0028 – 2412 Fifteenth Street (101.32-2-19) [SF/N-V]
Site Plan Review – SEQRA (Type II)

The applicant, Andrew J Donovan PE PC, on behalf of the owner, is proposing to re-occupy a vacant building/site that has fallen into disrepair. The proposed uses include a Day Spa and food take-out. Proposed site improvements include restoring sidewalks, drive entrances, landscaping, recoating parking surface and surface striping.

- Applicant presentation: Andy Donovan
- Commissioner comments and question to applicant: Yes
 1. General questions about the site. Focus is given to parking, sidewalk and curbs.
- Request for public comment:
- Commissioner deliberation:
 1. R.R. suggests investigating curb via site visit. Wonders if we can re-use curb.
- Applicant response:
 1. Asks if cleaning up and replacing sidewalks eliminates any importance or priority to raise curb.

- **J.R. Motions to: Declare application complete** **R.Y. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellin		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Declare application complete** **passed 6-0**

- **J.R. Motions to: Table to the August Hearing** **R.Y. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellin		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Table to the August Hearing** **passed 6-0**

PLPC 2024 0029 – 200 Broadway – The Hendrick Hudson Building (101.53-3-1.1) [DMU/DT II]
Site Plan Review/Change of Use – SEQRA (Type II)

The applicant, Hendrick Hudson Building LLC, proposes to convert the 5th, 6th, & 7th floors that were previously offices, into 27 residential rental units. The first floor is to remain commercial.

- Applicant presentation: Andy Brick & Kelsey Carr
- Commissioner comments and question to applicant: Yes
 1. Discussion regarding occupancy: waste streams & parking.
 2. R.R. asks for a flow analysis. Wastewater and fire (sprinklers)
- Request for public comment: No public comment
- Commissioner deliberation:
 1. E.F. clarifies that it's not a TYPE I action but a TYPE II under SEQRA despite its proximity within the historic district. Explains.
- Applicant response:
 1. We can supplement our management plan with those analyses

- **J.R. Motions to: Declare the Application complete** **S.M. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Declare the Application complete** **passed 0-6**

- **.. Motions to: Table to the August 21st Hearing** **S.M. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- **Motion to: Table to the August 21st Hearing** **passed 0-6**

***R.Y. reminds commission that the election of a new Chair is overdue. Next meeting should address a new Chair.**

- J.R. motioned to: Adjourn July PC hearing at: 10:30 PM** **S.S. seconded.**

	Absent	Yes	No	Abstain	Recused
Roddy Yagan		X			
Sara Wengert	X				
Suzanne Spellen		X			
Warren Shaw		X			
James Rath		X			
William Comiskey		X			
Stephen Maples		X			

- Motion to: Adjourn the hearing at: 10:30 P.M.** **passed 6-0.**