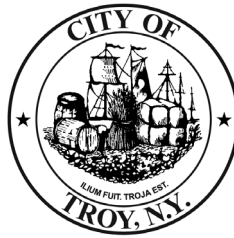


Carmella Mantello  
Mayor

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 Tuesday, June 18<sup>th</sup>, 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.

#### **6:05 pm – Meeting called to order.**

#### Commissioners in Attendance

Suzanne Spellen (SS), Sara Wengert (SW), William Commiskey (WC), Stephen Maples (SM)

#### Also, in Attendance

Richard Morrissey (Planning and Zoning Attorney), Eric Ferraro (Assistant Planner)

#### Administrative Items

- **Adoption of Meeting Minutes from May 15<sup>th</sup>, 2024, by resolution.**

- **S.S. Motions to: Adopt May meeting/hearing minutes** **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: Adopt May meeting/hearing minutes passed 4-0**

#### Old Business

**PLPC 2022 0045** – Dunleer Drive Extension (112.71-4-30, 112.71-5-13, 112.71-5-14) [SF/NI & II]  
Subdivision Review – SEQRA (Unlisted)

The applicant, Country Gardens, Ltd., proposes to subdivide this land for the creation of 21 lots. 19 of which will be for single family duplex homes, and the remaining 2 will be utilized for stormwater retention. The project will entail the demolition of the existing Dunleer Drive cul-de-sac to extend the drive into the site. The newly extended drive will be 28 ft wide, with asphalt wing curbs and terminate in a permanent cul-de-sac. Municipal infrastructure will be included within the proposed roadway.

- Applicant presentation: By Roger Keating of LaBella Associates.
- Commissioner comments and question to applicant:
  1. Comments from Commissioners regarding proposal's history, Env. review/slope stability, sidewalks, CDTA

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](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.

- Request for public comment: Yes
  1. Clement La Pietra - Neighbor
- Commissioner deliberation:
  1. Discussion of nearby CDTA services, pedestrian connectivity, and the potential requirement/PC conditions of approval to set aside monetary resources for future maintenance of roadway.
- Applicant response:
  1. Responds to pedestrian connectivity.
  2. Will work with counsel to determine considerations for the funding of roadway maintenance.
  3. Responds to neighbor

- **B.C. Motions to: Declare Lead agency under SEORA 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: Declare Lead Agency under SEORA passed 4-0**

- **S.M. Motions to: Declare Application Complete 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: Declare Application Complete passed 4-0**

- **S.M. Motions to: Schedule hearing for August 21<sup>st</sup> 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: Schedule hearing for August 21<sup>st</sup> passed 4-0**

- S.S. motioned to: Adjourn June PC hearing at: 6:45 PM 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: Adjourn the hearing at: 6:45 P.M. passed 4-0.**