

A regular meeting of the Troy Traffic Committee was held Wednesday, September 18, 2024 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

- Present: Dale Christiansen
Shama Kenkre (Late for first vote)
Cindy Nurak
Justin Rose
Abi Swaminathan
Pete Ziegenfelder
- Absent: Al Petrulis
Deputy Fire Chief, Michael Koehler
Angela Zhou, Student Representative
- Also present: G. Scott Finlay, City Engineer
Merissa Clark, Administrative Assistant
Sgt. Brian Warzecha, Police Department

2. Minutes – June 19, 2024 Traffic Committee

Resolution # 2024-09-15
Moved by Rose
Seconded by Swaminathan

RESOLVED, that the Traffic Committee approve the June 19, 2024 minutes as presented.

- Yes: Christiansen, Nurak, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Petrulis

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 6970 Donaldson (Sidwell # 88-20-03-126-048)

Harsha & Danelle Chandra-Sekhar, homeowners request a sidewalk waiver for the sidewalk at 6970 Donaldson (Sidwell # 88-20-03-126-048). The homeowners state:

a. There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

Danelle introduced herself and her husband Harsha, they are looking to get the sidewalk waiver because none of the neighboring properties have sidewalk, and most of the street does not have it either.

Pete Ziegenfelder states that he is in favor of sidewalk always, because it will eventually lead somewhere.

Cindy Nurak pointed out that South Blvd also does not have sidewalk, so Donaldson would not be getting sidewalk until further down the road.

Abi Swaminathan agreed.

Justin Rose stated that it doesn’t seem like the subdivision will be having a lot of new homes constructed in the near future either.

Resolution # 2024-09-16

Moved by Christiansen

Seconded by Rose

Yes: Christiansen, Kenkre, Nurak, Rose, Swaminathan, Ziegenfelder

No: None

Absent: Petrulis

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Harsha & Danelle Chandra-Sekhar, homeowners of 6970 Donaldson has requested a waiver of the requirement to construct sidewalk based on lack of sidewalk on surrounding parcels; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee **GRANTS** a waiver of the sidewalk requirement for 6970 Donaldson (Sidwell # 88-20-03-126-048) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

4. Request for Sidewalk Waiver – 934 Marengo (Sidwell # 88-20-03-279-034)

Bahaa Kizy, Builder, homeowner request a sidewalk waiver for the sidewalk at 934 Marengo (Sidwell # 88-20-03-279-034). The homeowners state:

a. There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

Adriane Kizy introduced herself, and her husband Bahaa Kizy, they own the property, she is the real estate agent and he is the builder. She pointed out that there is no sidewalk in the subdivision and it would like very out of place if they were to install it. Bahaa had a few different neighbors approach them stating that they did not want the sidewalk installed either. Adriane mentioned if the city were to try and pave it, most of the residents in the area would not vote to approve it/have sidewalk installed. Bahaa explained that it is cheaper to install the sidewalk at his cost, then the deposit is, but thinks it will look better without sidewalk as well.

Cindy Nurak commented that she sees how having sidewalk might make it harder to sell.

Dale Christiansen wanted clarify the applicant can change their mind if they wanted.

Scott Finlay said that is an option.

Justin Rose asked if permits and/or a Certificate of Insurance is required for the work.

Scott Finlay explained the Engineering Departments requirements for Right of Way permit, and Sidewalk/Approach permits.

Bahaa Kizy asked if the site plan would need to be revised to show the sidewalk being installed, currently no sidewalk is shown.

Scott Finlay said yes.

Resolution # 2024-09-17
Moved by Nurak
Seconded by Rose

Yes: Christiansen, Kenkre, Nurak, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Petrulis

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Bahaa Kizy, Builder, homeowner of 934 Marengo has requested a waiver of the requirement to construct sidewalk based on lack of sidewalk on surrounding parcels; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee **GRANTS** a waiver of the sidewalk requirement for 934 Marengo (Sidwell # 88-20-03-279-034) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

REGULAR BUSINESS

5. No Regular Business

7. Public Comment

No public comment.

8. Other Business

Scott Finlay let the Committee know we will not be having an October meeting.

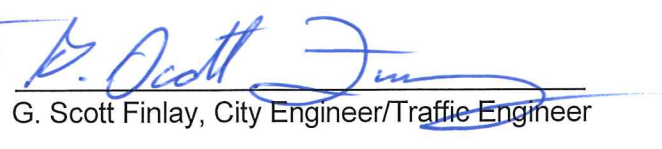
Sgt. Warzecha & Scott Finlay discussed that the signs on Northfield Parkway have been installed near Troy High School.

9. Adjourn

The meeting adjourned at 7:50 PM.



Pete Ziegenfelder - Chairperson



G. Scott Finlay, City Engineer/Traffic Engineer

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