

Dennis O'Malley, Planning Board Chair  
Dale Warner, Town Planner  
Jennifer Friello, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

Jeffrey Senecal, Vice Chairperson  
Elizabeth Novak, Board Member  
Lynn Lestage, Board Member  
Martin Williams, Board Member  
Phillip Sexton, Board Member  
Paul Finnegan, Board Member

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Town of Duanesburg  
Planning Board Minutes  
August 18, 2016  
**Final Copy**

**MEMBERS PRESENT:** Dennis O'Malley Chairperson, Elizabeth Novak, Lynn Lestage, Phillip Sexton, Martin Williams, and Paul Finnegan. Also attending, Dale Warner Town Planner, Teresa Bakner Board Attorney and Jennifer Friello Clerk.

**INTRODUCTION:**

Chairperson Dennis O'Malley opened the meeting at 7:00pm. Dennis welcomed everyone to tonight's Planning Board meeting.

**OPEN FORUM:**

No Comments, closed at 7:02

**PUBLIC HEARINGS:**

**Passonno, Audra/ TransTech Systems:** SBL# 65.00-1-1, (C-2) located 9423 Western Turnpike are seeking a Special Use Permit under section 12.4 (20); 3.5.86 of the Town of Duanesburg Zoning Ordinance. Ron Berube of TransTech systems gave the presentation on behalf of the applicant to the audience.  
The public hearing was opened.

Lance Manus 143 Albert Rd- no objection to the project but is concerned with approval being specific to the application. Mr. Manus asked if there would be a reoccurrence or will this be a onetime only permit. Mr. Manus was concerned with a previous Special Use permit being issued and being extended beyond its issuance.

Wendy Manus 143 Albert Rd- Ms. Manus would like to know if the asphalt will be left behind or removed. Ms. Manus requested the asphalt be removed.

Dan Harrison 583 Lake Rd- asked what transtech system was and what their operations are.

Public hearing closed at 7:11pm

**Novak/Sexton** made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Novak yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes, Lestage abstained.

**Sexton/Finnegan** made a motion to approve the **Passonno, Audra/ TransTech Systems application with the following contingencies.** This approval is limited to a one time use of the property for the installation of the test strips as shown on the application documents. Any future use of the property for test strips will require a new application for a special use permit. The size of the area containing the test strips is limited to three (3) test strips no larger than a 30 by 100 foot area. If the property owner does not want the test strips to remain on the property the applicant will remove them from the site and will lawfully dispose of or recycle the asphalt.

Sexton yes, Finnegan yes, Williams yes, Novak yes, O'Malley yes, Lestage abstained.

**Approved.**

**Lucks, Andrew:** SBL# 67.05-3-6 (H) located at 6721 Duanesburg Rd are seeking a Special Use permit per section 3.5.123, 9.4 (15) of the Town of Duanesburg Zoning Ordinance. Andrew Lucks gave his presentation to the audience describing the proposed retail use.

Public hearing was opened.

Lance Manus 143 Albert Rd- Asked if a Zone change would be required.

Rene Merrihew 964 McGuire School Rd- supports the new business.

Public hearing closed at 7:19pm

**Finnegan/Novak** made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Finnegan yes, Novak yes, O'Malley yes, Lestage yes, Sexton yes, Williams yes.

**Sexton/Finnegan** made a motion to approve the **Lucks, Andrew application.**

Sexton yes, Finnegan yes, Williams yes, Novak yes, O'Malley yes, Lestage abstained.

**Approved.**

**Rowlison, Daniel:** SBL# 75.00-2-32.2, (R-2) located at 1648 Thousand Acre Rd are seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Rowlison gave his presentation to the audience.

**Novak/Williams** made a motion to **declare our preliminary SEQRA to be a negative impact declaration.**

Novak yes, Williams yes, Finnegan yes, Sexton abstained, Lestage yes, O'Malley yes.

**Approved.**

The public hearing was opened. No one commented on the application.

Public hearing closed at 7:37pm

**Finnegan/Novak** made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration. The 1988 well tests from nearby properties showing no potable water contamination were relied upon in making the determination.

Finnegan yes, Novak yes, O'Malley yes, Lestage yes, Sexton abstained, Williams yes.

**O'Malley/Novak** made a motion to approve the **Rowlison, Daniel application** with the following contingencies that a more recent well test results be provided to the Town Building Inspector, if available, and if they are not available that a potable well water test for the contaminants of concern be completed prior to issuing a building permit.

O'Malley yes, Novak yes, Williams yes, Finnegan yes, Lestage yes, Sexton abstained.

**Approved.**

#### **MINUTES APPROVAL:**

**O'Malley/Novak** made a motion **to approve the July 21, 2016 Planning Board Meeting minutes.**

O'Malley yes, Novak yes, Williams yes, Finnegan yes, Lestage yes, Sexton abstained.

**Approved.**

#### **OLD BUSINESS:**

**None**

#### **NEW BUSINESS:**

**Schenectady Solar LLC:** SBL# 75.00-1-12.11, (R-2) located at Duanesburg Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. Dave Ingalls gave the presentation to the Board on behalf of the applicant. The Board has asked that the applicant speak with the neighbors to make them aware. A coordinated review will be sent to interested agencies.

**Novak/O'Malley** made the motion to **declare the Planning Board as the lead agency in the SEQRA review of this Type 1 action.**

Novak yes, O'Malley yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes. **Approved.**

**Dunn, Henrietta:** SBL# 67.05-3-14.1, (H) located at 4938 Western Turnpike is seeking a Site Plan Review under section 9.3 (6) of the Town of Duanesburg Zoning Ordinance. Henrietta Dunn gave her presentation to the Board.

**Novak/Lestage** made the motion to **declare the Planning Board as the lead agency in the SEQRA review of this unlisted action finding that no coordination among other involved agencies, if any was required by the SEQRA regulations.**

Novak yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**

**Finnegan/Novak** made a motion to **declare our preliminary SEQRA to be a negative impact declaration for this unlisted action.**

Finnegan yes, Novak yes, O'Malley yes, Lestage yes, Sexton yes, Williams yes. **Approved.**

**O'Malley/Sexton** made a motion to **approve holding a Public Hearing for the Dunn, Henrietta application on September 15, 2016.**

O'Malley yes, Sexton yes, Finnegan yes, Williams yes, Novak yes, Lestage yes. **Approved**

**Paro, Billi:** SBL# 34.05-1-9, (H) located at 9210 Mariaville Rd is seeking a Special Use Permit under section 9.4 (7) of the Town of Duanesburg Zoning Ordinance to reuse the vacant, former Mariaville public school as a mixed multifamily residential and office project. Mr. Paro gave his presentation to the Board.

**Novak/Sexton** made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this unlisted action. Input will be sought from the NYSDOT for this conversion of the school into the proposed use.**

Novak yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes, Lestage yes. **Approved.**

#### **SKETCH PLAN REVIEW:**

**Wilson, Alan/Harrison Daniel:** SBL# 45.00-2-5.3, (R-2) located at Lake Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Alan and Mr. Harrison gave the presentation to the Board. Applicant will file formal application and appropriate documents by September 5<sup>th</sup> 2016 to be placed on the September 15, 2016 agenda for a public hearing.

**Novak/Lestage** made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this minor subdivision/lot line adjustment.**

Novak yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**

**O'Malley/Sexton** made a motion to **approve holding a Public Hearing for the Wilson, Alan/Harrison Daniel application on September 15, 2016, in the event that all application materials are received in a timely fashion by the Planning Department. In these unique circumstances where the lot line adjustment is necessary to allow or the reconstruction of a failing septic system for an existing residence, the Planning Board took the step of authorizing the scheduling of a Public hearing after consider of the sketch plan, on which the Planning Board had no comments.**

O'Malley yes, Sexton yes, Finnegan yes, Williams yes, Novak yes, Lestage yes. **Approved**

#### **OTHER:**

**None**

**ADJOURNMENT:**

**Novak/Lestage** made the motion **to adjourn at 9:14pm.**

Novak yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**