

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

Town of Duanesburg
Planning Board Minutes
December 15, 2016
Final Copy

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

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 7:02pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

No Comments, closed at 7:04

PUBLIC HEARINGS:

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 audience. There were no public comments. Public hearing closed at 7:08pm

O'Malley/Senecal made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.
O'Malley yes, Senecal yes, Novak yes, Williams yes, Sexton yes, Lestage yes.

Senecal/Sexton made a motion to issue approval for the special use permit application by **Paro, Billi.**
Senecal yes, Sexton yes, Lestage yes, O'Malley yes, Novak yes, Williams yes. **Approved.**

Dufek, Edward: SBL# 55.00-4-27.2, (C-1) located at Duanesburg Rd is seeking a Special Use Permit under section 11.4 (10) of the Town of Duanesburg Zoning Ordinance. Mr.

Dufek gave his presentation to the audience to construct a single family residence. There were no public comments. Public hearing closed at 7:10pm

Novak/Senecal made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.

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

Lestage/Sexton made a motion to issue approval for the special use permit application by **Dufek, Edward.**

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

DiCiero, Joseph: SBL# 53.00-1-32.112, (C-1) located at Duanesburg Rd is seeking a Special Use Permit under section 11.4 (14) of the Town of Duanesburg Zoning Ordinance. Mr. DeCiero gave his presentation to the audience. There were no public comments. Public hearing closed at 7:14pm

Novak/Williams made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.

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

Senecal/Lestage made a motion to issue approval for the special use permit application by **DiCiero, Joseph.**

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

MINUTES APPROVAL:

Williams/Senecal made a motion **to approve the November 17, 2016 Planning Board Meeting minutes.**

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

OLD BUSINESS:

Onyx Renewable Partners L.P: SBL# 65.00-2-31.111, (R-2) located at 664 Alexander Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. Jessie Margard of C.T Male and Josh Katz gave the presentation to the Board. Town designated engineer Doug Cole was present to discuss his review of the site plan with Onyx Solar. Jessie informed the Board that they revised the height of the fence to 6 feet and added fabric screening. Josh informed the Board that he had met with neighboring landowner John Dergosits regarding a letter submitted to the Board concerning glare. Chairperson Dennis O'Malley read a letter from Mr. Dergosits retracting his first letter (see attached). The applicant has asked to postpone the public hearing until January 2017 planning Board meeting to allow time to supply more information. Onyx and the Board agreed to allow some comments from the public that were already present. The public had questions regarding the nature of the project and its benefits. Mr. katz informed the board that the panels would be at a 20 degree tilt and would not produce any glare to neighboring residences. A visual, sound and panel study have been completed and a meeting with the Delanson fire chief has been done to confirm truck load and size will have

adequate room for maneuvering on site. Town Engineer Doug Cole has asked that signage detail for the transformer be addressed.

O'Malley/Senecal made a motion to **hold a Public Hearing for the Onyx Renewable Partners L.P application on January 19, 2016 contingent upon the provision that additional information is submitted by January 9, 2017.**

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

Minerly, Gary/ Upstate Scenario Events: SBL# 43.00-1-18.3, (R-2) located at 122 Herrick Rd is seeking a Special Use Permit under section 8.4 (14) of the Town of Duanesburg Zoning Ordinance. The applicant gave the presentation to the Board. The Board discussed the parking concerns and the construction of the bunkers fitting with the surrounding area. The Board has spoke with Mr. Minerly regarding the site plan layout and speaking with an engineer to map out a more consistant plan. Mr. Minerly was asked to supply a knew site plan that is drawn to scale.

Senecal/Lestage made a motion to **table until December 15, 2016 meeting.**

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

Poisman/ Whipple, Henry: SBL# 52.00-1-3.11, (R-2) located at Eaton Corners Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Mr. Whipple gave the presentation to the Board. Rebecca Morse Hout, Mr. Whipple's attorney explained that they would develop a set of deed restriction detailing that potential buyers would be responsible for a soil and erosion sediment plan at the time the building permit was applied for on each lot. Mr. Whipple has represented to the Board that he is selling vacant lots only and will be doing no construction or soil disturbance while he owns the property. The Board asked that Mr. Whipple provide a letter from NYSDEC confirming that no SWPPP is required for the approval of the subdivision and to obtain a letter from NYSOPRHP addressing the historic property designation.

Senecal/Novak made the motion to **confirm the Town of Duanesburg Planning Board is the only involved agency for the Type I action and the amended SEQRA review of this Type I action as read.**

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

Senecal/Sexton made a motion to **hold a Public Hearing for the Poisman/ Whipple, Henry application on January 19, 2016.**

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

Novak/Lestage made a motion to recommend the Town Board approve the new amended Local Subdivision laws 1 and 2 of 2017.

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

Novak/Senecal made a motion to amend the **Paro, Billi** approval to review and adopt a negative SEQRA determination.

Novak yes, Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Williams yes. **Approved (See Attached)**

Senecal/Sexton made a motion to issue a re-approval for the special use permit application by **Paro, Billi**.

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

NEW BUSINESS:

None

SKETCH PLAN REVIEW:

Burnett, Anna: SBL# 81.00-2-9.3, (R-2) located at 147 Barton Hill Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance.

Applicant did not appear for the meeting and application was tabled until the next month.

OTHER:

None

ADJOURNMENT:

Senecal/Sexton made the motion **to adjourn at 9:25pm.**

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