

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  
Thomas Rulison, Board Member  
Jeffrey Schmitt, Alternate Member  
Michael Harris, Alternate Member

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Town of Duanesburg  
Planning Board Minutes  
December 21, 2017  
**Final Copy**

**MEMBERS PRESENT:** Dennis O'Malley Chairperson, Elizabeth Novak, Jeffrey Senecal, Martin Williams, Phillip Sexton, Michael Harris Alternate and Jeffrey Schmitt Alternate. Also attending, Jennifer Friello Clerk.

**INTRODUCTION:**

Chairperson Dennis O'Malley opened the meeting at 6:56pm. Dennis welcomed everyone to tonight's Planning Board meeting.

**OPEN FORUM:**

Closed at 6:57

**PUBLIC HEARINGS:**

**Schworm, Brenda:** SBL#, (C-1) located at Western Turnpike is seeking a Special Use Permit under Local Law#5 2017 of the Town of Duanesburg Zoning Ordinance. Brenda Schworm gave an updated presentation to the audience.

Darlene Pettit 7478 Western Turnpike- had concerns with lighting interrupting the night sky.

Donald Wiener 354 Delevan Rd- Has concerns with parking being adequate and vehicles parking along highway.

Christopher Manus 6743 Western Turnpike- Has concerns with the local law that was approved and being inadequate and allowing more than the permit is issued for. Mr. Manus also raised concern that this would set a precedent for future issues. The land size and shape draws concerns.

Christine Loukides 1320 Alexander Rd- Concerned with traffic to secondary roads.

**Senecal/Williams** made a motion to close the public hearing at 7:24.

Senecal yes, Williams yes, Harris yes, Sexton yes, Schmitt yes, O'Malley yes and Novak yes.

**Approved**

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

Novak yes, Sexton yes, Harris yes, Williams yes, Senecal yes, O'Malley yes and Schmitt yes.

**Novak/Senecal** made a motion for approval for the special use permit application by **Schworm, Brenda** with the following contingencies: 1. Approved septic plan from the County Health Department, 2. Approval of DOT curb cut, 3. Provided business operates as final approved site plan and business plan dated January 3, 2018 as submitted to the Duanesburg Planning Board, 4. Changes in ownership will be subject to review by the Duanesburg Planning Board, 5. Liquor license is filed with the Town of Duanesburg Planning and Zoning Office, 6 Submission of annual report from NY State liquor authority. Novak yes, Senecal yes, Williams yes, Harris yes, Sexton yes, Schmitt yes and O'Malley yes.

**Approved.**

**Lucarelli, Donald/ Macherone, Josepha**: SBL# 67.05-1-22, (R-2) located at 1844 Darrow RD is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Macherone gave the presentation to the audience.

**Novak/Senecal** made a motion to open the public hearing at 7:56.

Novak yes, Senecal yes, Williams yes, Harris yes, Sexton yes, Schmitt yes and O'Malley yes.

**Approved**

**Novak/Harris** made a motion to close the public hearing at 8:00.

Novak yes, Harris yes, Sexton yes, Schmitt yes, O'Malley yes, Senecal yes and Williams yes.

**Approved**

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

Novak yes, O'Malley yes, Schmitt yes, Sexton yes, Harris yes, Williams yes and Senecal yes.

**Senecal/Williams** made a motion for approval for the minor subdivision application by

**Lucarelli, Donald/ Macherone, Josepha**.

Senecal yes, Williams yes, Harris yes, Sexton yes, Schmitt yes, O'Malley yes and Novak yes.

**Approved.**

#### **MINUTES APPROVAL:**

**Harris/O'Malley** made a motion **to approve the November 16, 2017 Planning Board Meeting minutes.**

Harris yes, O'Malley yes, Schmitt yes, Senecal abstained, Williams yes, Sexton abstained, Novak yes. **Approved.**

**OLD BUSINESS:**

**None**

**NEW BUSINESS:**

**LaBelle, Rita:** SBL# 44.00-2-3.11, (R-2) located at Duanesburg Churches RD is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mark Blackstone gave the presentation on behalf of the applicant.

**Novak/Sexton** made a motion to exempt the lot line adjustment application from further planning Board review and refer to the Code Enforcement Officer to complete administratively as the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels. Novak yes, Sexton yes, Schmitt yes, O'Malley yes, Senecal yes, Williams yes, Harris yes. **Approved**

**SKETCH PLAN REVIEW:**  
**None**

**OTHER:**  
**None**

**ADJOURNMENT:**

**Novak/Senecal** made the motion **to adjourn at 8:06pm.**  
Novak yes, Senecal yes, Williams yes, Harris yes, Sexton yes, Schmitt yes, O'Malley yes. **Approved.**