

Phillip Sexton, Planning Board Chair
Dale Warner, Town Planner
Melissa Deffer, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Jeffrey Schmitt, Vice Chairperson
Elizabeth Novak, Board Member
Martin Williams, Board Member
Thomas Rulison, Board Member
Michael Harris, Board Member
Joshua Houghton, Board Member
Christopher Shoemaker, Alternate Board Member

Town of Duanesburg
Planning Board Minutes
February 20th, 2020
Final Copy

MEMBERS PRESENT: Phillip Sexton chairman, Jeffery Schmitt Vice Chairman, Elizabeth Novak, Thomas Rulison, Joshua Houghton, and Alternate Member Christopher Shoemaker. Also, in attending Planning Board Attorney Teresa Bakner, Dale Warner Town Planner, and Melissa Deffer Clerk.

INTRODUCTION: Chairman Phillip Sexton opened the meeting at 7:01pm. Phillip welcomed everyone to tonight's Planning Board meeting.

PLEDGE OF ALLEGIANCE:

OPEN FORUM: Chairman Sexton opened the forum at 7:02

Lynn Bruning located at 13388 Duanesburg Rd had some questions, comments and concerns. (please see attachment.)

Christina Loukides at 1320 Alexander Rd would like to know if Chairman Sexton had received her email concerning the **#19-15 Perog, Steven and Cheryl application?** (please see attachment.)

Sexton/Novak made a motion to close the open forum at 7:09
Sexton yes, Novak yes, Shoemaker yes, Houghton yes, Rulison yes, Schmitt yes. **Approved.**

PUBLIC HEARINGS:

None

OLD BUSINESS:

#19-17 James, John: SBL# 76.00-1-12.3, (R-2) located at Schoharie Tpke is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Mr. James

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gave his presentation to the board. John explained that Lot 2 is 9.39 acres with 250 feet of road frontage and lot 3 will be 5.82 acres with 225 feet road frontage on Schoharie Turnpike and 220 on Chadwick Road. There is a pond on lot 2 which is the reason lot 2 is bigger than lot 3. Dale Warner indicated that both lots comply with the Zoning code requirements for such lots. Dale also indicated that all of the required notes are on the subdivision plat.

Novak/Rulison made a motion, as SEQRA lead agency, to approve the SEAF read into the record with the lot sizes being amended in the EAF to match the plat and to issue a preliminary negative declaration of significance for the unlisted action. (See attached materials reviewed by the Board and the determination read into the record by Novak.

Novak yes, Rulison yes, Sexton yes, Schmitt yes, Shoemaker yes, Houghton yes. **Approved.**

Novak/Sexton made a motion to **hold a Public Hearing for the #19-17 James, John application on March 19, 2020 at Duanesburg Town Hall at 5853 Western Turnpike, Duanesburg, New York 12056 at 7:00 p.m.**

Novak yes, Sexton yes, Schmitt yes, Shoemaker yes, Houghton yes, Rulison yes. **APPROVED.**

#19-15 Perog, Steven and Cheryl: SBL#43.00-2-28, (R-2) located at 21 Lea Drive is seeking a Special Use Permit for a multi-family dwelling under the Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 15.4(I); section 8.4(7); section 13.2.1; section 3.5.60. Mr. Perog verbally updated the Board on his application, but he did not submit the information required at the end of last month's meeting. The Planning Board received several letters concerning the project. See attached letters.

The board would like more information from Mr. Perog, specifically the information requested at the last meeting including but not limited to the following:

1. Well Log- for both wells showing the sufficiency of the water for the multi-family use;
2. More information about the 13-R system to address the Building Code requirement as to occupied spaces on the third floor of the garage;
3. Septic system information demonstrating that adequate capacity will exist for the multi-family use;

Sexton/Shoemaker made a motion to table the **#19-15 Perog, Steven and Cheryl** application due to an incomplete application until March 19th, 2020. Mr. Perog agreed for the record that the application was incomplete.

Sexton yes, Shoemaker yes, Houghton yes, Harris yes, Schmitt yes. **Approved.** Williams recused himself from the review of this project and he was not present at the meeting.

New Business:

None

MINUTES APPROVAL:

Sexton/Houghton made the motion to approve the January 16th, 2020 Planning Board minutes with two minor corrections.

Sexton yes, Houghton yes, Shoemaker yes, Schmitt yes, Rulison recused, Novak recused.
Approved.

ADJOURNMENT:

Houghton/Rulison made the motion **to adjourn at 8:21pm.**

Houghton yes, Rulison yes, Sexton yes, Schmitt yes, Novak yes, Shoemaker yes. **Approved.**