

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

Town of Duanesburg
Planning Board Minutes
January 16th, 2020
Final Copy

MEMBERS PRESENT: Phillip Sexton chairman, Jeffery Schmitt Vice Chairman, Michael Harris, 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 7:00pm. Phillip welcomed everyone to tonight's Planning Board meeting.

PLEDGE OF ALLEGIANCE:

OPEN FORUM: Chairman Sexton opened the forum at 7:01

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

Sexton closed the open forum at 7:03

PUBLIC HEARINGS:

Harris/Houghton made a motion to open the public hearing for the **#19-14 Linda Balfour, Emilie Cashdollar, Jeannette Coppolo, Louise Healey, and Claude Hebert** application for a special use permit and major subdivision at 7:08.
Harris yes, Houghton yes, Shoemaker yes, Schmitt yes, Sexton yes. **Approved**

#19-14 Linda Balfour, Emilie Cashdollar, Jeannette Coppolo, Louise Healey, and Claude Hebert: SBL#43.00-2-17.31 (R-2) located at 518 Hillman Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance and a Special Use Permit for two dwellings on one parcel (prior non-conforming use) under the

Town of Duanesburg Zoning Ordinance adopted 6/11/15 under section 8.4(7); section 13.2.1; section 3.5.61. Linda Balfour gave her presentation to the audience.

There was NO public comment.

Houghton/Harris made a motion to close the public hearing for the application **#19-14 Linda Balfour, Emilie Cashdollar, Jeannette Coppolo, Louise Healey, and Claude Hebert:** at 7:11.

Houghton yes, Harris yes, Sexton yes, Schmitt yes, Shoemaker yes. **Approved.**

Schmitt/Shoemaker made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Schmitt yes, Shoemaker yes, Houghton yes, Harris yes, Sexton yes. **Approved.**

Schmitt/Shoemaker made the motion to approve the preliminary plat for the major subdivision and Grant the special use permit for the **#19-14 Linda Balfour, Emilie Cashdollar, Jeannette Coppolo, Louise Healey, and Claude Hebert** application.

Schmitt yes, Shoemaker yes, Houghton yes, Harris yes, Sexton yes. **Approved.**

Sexton/Harris made a motion for the final major subdivision plat approval for the **#19-14 Linda Balfour, Emilie Cashdollar, Jeannette Coppolo, Louise Healey, and Claude Hebert** application.

Sexton yes, Harris yes, Houghton yes, Shoemaker yes, Schmitt yes. **Approved.**

Sexton/Harris made a motion to open the public hearing for the **#19-15 Perog, Steven and Cheryl** application for a special use permit for a multi- family dwelling at 7:20.

Sexton yes, Harris yes, Houghton yes, Shoemaker yes, Schmitt 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 gave his presentation to the public.

Kim Lohret located at 23 Lea Drive stated that she was not aware that there would be more than one apartment located on the property and has concerns about water issues she has experienced in the past recurring. Mrs. Lohret also has a concern as to whether approving this application will open the door for more residents in Sage Hill to construct multi-family dwellings as well.

Eric Allen located at 18 Lea Drive would like to know if there are currently people occupying the apartments and has the same concern for other residences in Sage Hill wanting to add multi-family dwellings on their property. Eric asked if Mr. Perog will be renting to just family or anyone. Mr. Allen stated he was unaware of the project and was dismayed that he had to find out about it thru the public hearing notice that was sent out as he always had a good relationship with the Perog's. Eric expressed his issues with his well

and wants to know if there will be water issues in the future to have to worry about because of the multi-family dwelling. Also, he would like the board to take into consideration the character of the community in Sage Hill as well as the density.

Kenneth Damato located at 22 Lea Drive would like to know if the designation of a multi-family dwelling grandfather in any right for the property to have additional residences. Could someone come in after Steve and turn the 1st floor of the garage into anymore apartments?

Lynn Bruning located at 13388 Duanesburg Rd wanted to know if the density of Sage Hill should be addressed as it is today.

John James located at Schoharie Turnpike was concerned if someone could safely get off the third-floor apartment if a fire were to happen.

John Ganther located at 14 Lea Drive expressed his concern with the water issues he has had in the past and in the present as well. John built his house in 1996 in a dead-end rural community.

Nancy Damato located at 22 Lea Drive has is worried about the change in culture of the neighborhood.

Kathleen Nalli located at 31 Lea Drive Also does not want the culture to change in Sage Hill.

Art Crandall located at 19 Lea Drive wrote a letter to the planning board expressing his concerns about the traffic increase and his concern with the change of character. He wanted to let everyone know he is against putting a multi-family dwelling in Sage Hill.

Sexton/Schmitt made a motion to close the public hearing for the **#19-15 Perog, Steven and Cheryl** application for a special use permit for a multi- family dwelling at 7:47. Sexton yes, Schmitt yes, Shoemaker yes, Houghton yes, Harris yes. **Approved.**

The board would like more information from Mr.Perog.

1. Well information
2. More information about the 13-R system
3. Septic system information
4. Title report/abstract

Sexton/Shoemaker made a motion to table the **#19-15 Perog, Steven and Cheryl** application due to an incomplete application until February 20th, 2020. Sexton yes, Shoemaker yes, Houghton yes, Harris yes, Schmitt yes. **Approved.**

New 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 gave his presentation to the board. John explained that Lot 1 will be 127 acres, Lot 2 is 8.8 and lot 3 will be 6.2. The reason he is subdividing is because lot 2 and 3 can no longer be farmed therefore it has no use to him any longer. The Board would need the following:

1. County Referral
2. SEQR

Harris/Shoemaker made a motion to table the **#19-17 James, John** application until February 20th, 2020.

Harris yes, Shoemaker yes, Houghton yes, Sexton yes, Schmitt yes. **Approved.**

MINUTES APPROVAL:

Houghton/Sexton made the motion to approve the November 21st, 2019 Planning Board minutes with no corrections.

Houghton yes, Sexton yes, Schmitt yes, Shoemaker yes, Harris yes. **APPROVED.**

Houghton/Harris made the motion to approve the December 19th, 2019 Planning Board minutes with one minor correction.

Houghton yes, Harris yes, Sexton yes, Schmitt yes, Shoemaker yes. **Approved.**

Harris/Shoemaker made a motion to go into executive session for advice for legal counsel.

Harris yes, Shoemaker yes, Schmitt yes, Sexton yes, Houghton yes, **Approved.**

Harris/Houghton made a motion to come out of executive session at 8:52pm.

Harris yes, Houghton yes, Shoemaker yes, Schmitt yes, Sexton yes. **Approved.**

ADJOURNMENT:

Harris/Houghton made the motion **to adjourn at 8:53pm.**

Harris yes, Houghton yes, Shoemaker yes, Schmitt yes, Sexton yes. **APPROVED.**