

Jeffery Schmitt, Planning Board Chair
Michael Harris, Vice Chairman
Chris Parslow, Town Planner
Melissa Deffer, Clerk
Terresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Elizabeth Novak, Board Member
Joshua Houghton, Board Member
Matthew Hoffman, Board Member
Michael Walpole, Board Member

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Town of Duanesburg
Planning Board Minutes
January 19th, 2023
Draft Copy

MEMBERS PRESENT:

Jeffery Schmitt- Chairperson, Michael Harris- Vice Chairperson, Elizabeth Novak, Joshua Houghton, Matthew Hoffman, Michael Walpole. Planning Board Legal Consul- via zoom, Chris Parslow Town Planner and Planning Board Clerk Melissa Deffer.

INTRODUCTION:

Chairperson Jeffery Schmitt opened the meeting and welcomed everyone to tonight's Planning Board meeting. Schmitt congratulated the Clerk on her new position and thanked her for her years of service to the Town of Duanesburg. Chairperson Schmitt asked the Board to introduce themselves to the public. Jeff Schmitt- Chairperson, Elizabeth Novak-Board Member, Josh Houghton- Planning Board Member, Matt Hoffman- Board Member, Mike Walpole- Planning Board Member, and Michael Harris Vice Chairperson, Chris Parslow- Town Planner, Melissa Deffer-Clerk.

OPEN FORUM:

Novak/Houghton made a motion to open the open forum at 7:03 pm.

Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes, Schmitt yes. **Approved.**

Patrick Wren located at 9866 Western Turnpike gave an update on the Wishy Wash car wash. There was a truck there for a couple minutes on January 18th around 2:00 pm. Mr. Wren did send a picture of the park trucked to the Planning Board Chairperson and the new Code Enforcement Officer did go out to inspect, but the truck was gone. Mr. Wren expressed his concerns with the security, screening, dust, stormwater, fencing, music, size of the new sign and the pending DEC permit. Mr. Wren does want to make it clear that he is a Town official and is in a delicate position because he does not want the residents or the Board to feel like he is getting or receiving special treatment.

Schmitt/Harris made a motion to close the open forum at 7:13 pm.

Schmitt yes, Harris yes, Walpole yes, Hoffman yes, Houghton yes, Novak yes. **Approved.**

SKETCH PLAN REVIEW:

#23-02 Fritz, Jonathan: SBL#52.00-1-1, (R-2) located at 6432 St HWY 30 is seeking a Lot Line Adjustment/Minor Subdivision under Sections 8.5(1-4);3.5.93 (B); Local law #2 of the Town of Duanesburg Subdivision Ordinance. Joanne Darcy Crum, attorney and counselor at law, and professional land surveyor is representing Mr. Fritz. Joanne explained that this is a father/son transfer of land. Mr. Fritz would like to purchase 0.19 acres of his son Jonathan's land to merge to his parcel to turn a non-conforming lot into a flag lot with road frontage on ST HWY 30. As of right now Mr. Fritz accesses his property thru Johnathan's parcel from a right away. Once Mr. Fritz receives the land, he will be putting a driveway in case the son decides to sell he will have his own access.

Harris/Walpole made a motion that the Planning board determines the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels and no additional lots are being created as a result of the lot line adjustment. The Planning Board declares the proposed action to be further exempt from any further subdivision review pursuant to this article 3.4 and refers the application to the Code Enforcement Officer to complete administration of the same.

Harris yes, Walpole yes, Hoffman yes, Houghton yes, Novak yes, Schmitt yes. **Approved.**

#22-20 Whipple, Henry: SBL PT/O#64.00-1-4.3, (C-1) located at Youngs Rd and St Hwy 30 is seeking a Major Subdivision under Section 3.5 of the Town of Duanesburg Subdivision Ordinance. Land Surveyor Bill Symolon is representing Mr. Whipple and he explained that Mr. Whipple took care of the Florio subdivision with the County and it is filed properly. just purchased the land and would like to subdivide the parcel into 7 lots. Lot 1 will have road frontage on Rt 20, and Mexico Rd. Mexico Rd is a Town Road and if the buyer would access from the road they could. Lots 2 and 3 will be front Highway Rt 30. Lots 4,5,6 will have frontage on ST HWY 30 and Lot 7 will be the only lot with road frontage on Youngs Rd. Chairperson pointed out a clerical error that there are two lots 6's, that will need to be changed on the map. There are no flags for wetlands on the parcel.

Novak/Houghton make a motion to declare the Town of Duanesburg Planning Board lead agency in the SEQR review process for this Type 1 action.

Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes, Schmitt yes. **Approved.**

OTHER:

Joseph Serth 216-218 Batter St would like to ask if he could have an amendment for his Special Use permit. Mr. Serth feels that he was not given enough time to read, understand and review the resolution of all the conditions the Planning Board proposed to him. Chairperson Schmitt explained they did receive his attorney's letter and that any changes Mr. Serth would like to make to the application must be in writing and a amendment application must be filled out as well.

NEW BUSINESS:

#23-01 Farnum, John: SBL# 66.00-5-2.14, (C-1) located at 8175 Duanesburg Rd is seeking a Special Use Permit to convert existing building into Residential and Office Space under Section 11.4(10);11.3(22) of the Town of Duanesburg Zoning Ordinance. Mr. Farnum explained he owns the parcel that was previously the Victory Lap Ice cream store. Mr. Farnum would like to turn the store into a single-family residence but does not want to lose the Commercial zone. He would like to eventually move his business office onto the property as well but that is in the future. As of right

now the application is for a mixed use/residential dwelling. The Board for the next meeting would like Mr. Farnum to provide a Short EAF and complete a new application for just a residential dwelling, as he will not be running his business out of his home yet. Mr. Farnum understands that he will have to come back in front of the Planning Board when he is ready for a Special Use permit when he does decide to run his business from his home.

Novak/Hoffman make a motion to declare the Town of Duanesburg Planning Board lead agency in the SEQR review process for **#23-01 Farnum, John** application as an Unlisted action and to table this application until the February 16th, 2023, meeting.

Novak yes, Hoffman yes, Walpole yes, Harris yes, Schmitt yes, Houghton yes. **Approved.**

OLD BUSINESS:

None

PUBLIC HEARINGS:

None

MINUTES APPROVAL:

Schmitt/Novak made the motion to approve December 15th, 2022, Planning Board minutes with no corrections.

Schmitt yes, Novak yes, Houghton yes, Hoffman yes, Walpole yes, Harris yes. **Approved.**

ADJOURNMENT:

Hoffman/Houghton made the motion to adjourn at 8:04pm.

Hoffman yes, Houghton yes, Novak yes, Schmitt yes, Harris yes, Walpole yes. **Approved.**

