

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

Town of Duanesburg
Planning Board Minutes
July 20, 2017
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal, Elizabeth Novak, Lynn Lestage, Phillip Sexton, Thomas Rulison, and Jeffrey Schmitt Alternate. Also attending, Teresa Bakner Board Attorney and Jennifer Friello Clerk.

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 7:01pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

Ms. Christine Loukides 1320 Alexander Rd- Has questions regarding the Charles Rhoades application that had been withdrawn, she is concerned with the well drilling on site, debris being excavated from the lot. Resident was informed that wells are regulated by the County Health Department.

Closed at 7:06

PUBLIC HEARINGS:

Valley Mobile Home Court LLC: SBL# 68.00-2-28, (C-1) located at 2054 Western Turnpike is seeking an amendment to and existing Special Use Permit under section 12.4 (33) of the Town of Duanesburg Zoning Ordinance. Mr. Dolen gave his presentation to the Audience. Mr. Dolen is seeking to amend his previous Special Use permit to remove the existing apartments and add additional storage buildings. The Town Designated Engineer has reviewed the SWWPP report and provided comments to the Board. Mr. Dolen informed the Board that the Notice of Intent has been filed.

Senecal/Novak made a motion to open the public hearing at 7:06.

Senecal yes, Novak yes, Schmitt yes, Rulison yes, Sexton yes, Lestage yes and O'Malley yes.
Approved

Sharon Guthinger 2003 Western Turnpike as when the project would begin construction.

Novak/Lestage made a motion to close the public hearing at 7:09.

Novak yes, Lestage yes, Sexton yes, Rulison yes, Schmitt yes, Senecal yes and O'Malley yes.
Approved

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, Rulison yes and Schmitt yes.

Novak/Lestage made a motion for approval for the amended special use permit application by **Valley Mobile Home Court LLC**.

Novak yes, Lestage yes, Sexton yes, Rulison yes, Schmitt yes, Senecal yes and O'Malley yes.
Approved.

MINUTES APPROVAL:

Novak/O'Malley made a motion **to approve the June 15, 2017 Planning Board Meeting minutes with correction.**

Novak yes, O'Malley yes, Lestage yes, Sexton yes, Rulison yes, Schmitt yes, Senecal yes.
Approved.

OLD BUSINESS:

RER Energy Group: SBL# 75.00-1-12.11, (R-2) located at Duanesburg Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. Joe Henns gave the Board an updated presentation addressing the Town Designated engineers comments (see attached). Mr. Henns informed the Board that a DOT curb cut has been applied for. RER Energy group has applied for an area variance with the Zoning Board of appeals and is scheduled for public hearing on August 15, 2017.

Novak/Senecal made a motion to **declare our preliminary SEQRA to be a negative impact declaration for this unlisted action. (see attached)**

Novak yes, Senecal yes, O'Malley yes, Lestage yes, yes, Sexton yes, Rulison yes, Schmitt yes.
Approved.

Senecal/Sexton made a motion to **hold a Public Hearing for the RER Energy Group application on August 17, 2017.**

Senecal yes, Sexton yes, Lestage yes, O'Malley yes, Novak yes, Schmitt yes, Rulison yes.
Approved

NEW BUSINESS:

DiCaprio, Jennifer: SBL# 35.09-1-24, (R-1) located at Batter St is seeking a Special Use Permit under section 6.4 (5) of the Town of Duanesburg Zoning Ordinance. Ms. DiCaprio gave her presentation to the Board seeking a special use permit to construct a cold storage garage on the vacant lot. The Board has asked that the applicant indicate the potential driveway on the final plat for clarification.

Novak/Sexton made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this unlisted action.**

Novak yes, Sexton yes, Rulison yes, Schmitt yes, Senecal yes, O'Malley yes, Lestage yes.
Approved.

Novak/Senecal made a motion to **declare our preliminary SEQRA to be a negative impact declaration for this unlisted action.**

Novak yes, Senecal yes, O'Malley yes, Lestage yes, yes, Sexton yes, Rulison yes, Schmitt yes.
Approved.

Senecal/Sexton made a motion to **hold a Public Hearing for the DiCaprio, Jennifer application on August 17, 2017.**

Senecal yes, Sexton yes, Lestage yes, O'Malley yes, Novak yes, Schmitt yes, Rulison yes.
Approved

SKETCH PLAN REVIEW:

DiCaprio, Jennifer: SBL# 34.00-2-9.1, (H) located at Batter St is seeking a minor subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ms. DiCaprio gave the presentation to the Board. The parcels are naturally dissected by Batter Street and the applicant would like to subdivide said parcels.

Sexton/Senecal made a motion to exempt the minor subdivision 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..
Sexton yes, Senecal yes, O'Malley yes, Lestage yes, Rulison yes, Schmitt yes, Novak yes.
Approved

Jewett Real Estate Corp: SBL# 68.00-3-11.12, (C-1) located at 1184 Western Tpke is seeking a lot line adjustment under Local Law of the Town of Duanesburg Subdivision Ordinance. Raymond Smith of ABD Engineers gave the presentation on behalf of the applicant. Mr. Smith was informed that the existing barns do not meet the current zoning

setbacks for that district and the applicant will need to file an application with the Zoning Board of Appeals for a variance.

Novak/Senecal made a motion to table the application until August.

Novak yes, Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Rulison yes, Schmitt yes.

Approved.

OTHER:

None

ADJOURNMENT:

Senecal/Lestage made the motion **to adjourn at 8:19pm.**

Senecal yes, Lestage yes, Sexton yes, Rulison yes, Schmitt yes, Novak yes, O'Malley yes.

Approved.