

Dennis O'Malley, Planning Board Chair
Dale Warner, Town Planner
Jennifer Friello, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Elizabeth Novak, Board Member
Lynn Lestage, Board Member
Martin Williams, Board Member
Phillip Sexton, Board Member
Thomas Rulison, Board Member
Jeffrey Schmitt, Board Member
Michael Harris, Alternate Member
Joshua Houghton, Alternate Member

Town of Duanesburg
Planning Board Minutes
June 21, 2018
Final Copy

MEMBERS PRESENT: Dennis O'Malley, Elizabeth Novak, Jeffrey Schmitt, Martin Williams, Thomas Rulison, Phillip Sexton, Michael Harris and Joshua Houghton. Also attending, Jennifer Friello Clerk.

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 6:58pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

Christine Loukides 1320 Alexander Rd- Asked if the Rhoades application was still pending. Ms. Loukides was informed that Mr. Rhoades was sent notifications as to his intent and has dialed to respond so the application is no longer valid.
Closed at 7:00

PUBLIC HEARINGS:

McGarry, Patrick/ Hawes Ronald: SBL# 43.00-1-.22/25, (R-2) located at 602 Herrick RD is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance as well as seeking a Special Use Permit under section 8.4 (8) of the Town of Duanesburg Zoning Ordinance. Patrick McGarry gave his presentation to the audience.

Patrick Barnes 675 Herrick Rd- Would like it clarified how the application is considered a Major subdivision. It was explained that the lots were going from two original lots to three lots creating a Major subdivision.

Steve Wales 122 Herrick Rd- is concerned what will be done with the vacant land in the rear of the lot. It was explained the land would remain vacant.

Novak/Rulison made a motion to open the public hearing at 7:01.

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

Approved

Novak/Harris made a motion to close the public hearing at 7:06 with no public comment.

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

Approved

Novak/Rulison made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified. The SEQRA determination was read into the record.

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

Novak/Williams made a motion for approval for the Major subdivision application by

McGarry, Patrick/ Hawes Ronald.

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

Approved.

McGarry, Patrick/ Hawes Ronald: SBL# 43.00-1-.22/25, (R-2) located at 602 Herrick RD is seeking a Special Use Permit under section 8.4 (8) of the Town of Duanesburg Zoning Ordinance. Patrick McGarry gave his presentation to the audience.

Donna Rost 537 Herrick Rd- is concerned that the applicant understands Country living and that there are farms around the newly created lot and are subject to farm noises and smells.

Harris/Novak made a motion to open the public hearing at 7:11.

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

Approved

Novak/Rulison made a motion to close the public hearing at 7:15 with no public comment.

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

Approved

Based on the discussion of the Planning Board the action is a Type II action pursuant to SEQRA and exempt from further review.

Novak/O'Malley made a motion for approval for the Special Use permit application by

McGarry, Patrick/ Hawes Ronald.

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

Approved.

MINUTES APPROVAL:

Rulison/Novak made a motion **to approve the May 17, 2018 Planning Board Meeting minutes** with no corrections.

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

OLD BUSINESS:

None

NEW BUSINESS:

Seebold, William/ Livingston: SBL# 74.00-1-9, (R-2) located at Duanesburg RD is seeking a Special Use Permit under section 8.4 (10) of the Town of Duanesburg Zoning Ordinance. Mr. Livingston gave the presentation and will be acting on Mr. Seebolds behalf which a letter of consent has been submitted to the Board. Mr. Livingston will be purchasing the land to construct an 80 X 100 pole barn for the storage of his fuel business equipment. Mr. Livingston informed the Board that there will be no business hours or customer traffic on site. Trucks may contain up to 14,000 gallons of fuel oil if filled to max capacity. Application will be tabled until July 19, 2018 regular scheduled meeting pending more information.

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

Novak yes, Sexton yes, Harris yes, O'Malley yes, Schmitt yes, Williams yes, and Rulison yes. **Approved.**

SKETCH PLAN REVIEW:

Runnels, Richard: SBL# 34.00-2-10.31, (R-2) located at Rocchio Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Runnels gave his presentation to the Board. The applicant is requesting a lot line adjustment of an approximate 13 acre parcel naturally separate by the Rocchio Road to be separated from the remaining lands and to be merged with parcel number 34.00-2-71.

Novak/O'Malley 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. Novak yes, O'Malley yes, Harris yes, Sexton yes, Rulison yes, Williams yes, and Schmitt yes. **Approved**

OTHER:

None

ADJOURNMENT:

Harris/Novak made the motion **to adjourn at 8:07pm.**

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

Approved.