

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
November 15, 2018
Final Copy

MEMBERS PRESENT: Phillip Sexton Chairman, Martin Williams, Elizabeth Novak, Jeffrey Schmitt, Michael Harris and Joshua Houghton. Also attending, Dale Warner Town Planner.

INTRODUCTION:

Chairperson Phillip Sexton opened the meeting at 7:02pm. Phillip welcomed everyone to tonight's Planning Board meeting.

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

No public comment

PUBLIC HEARINGS:

Fazio, Travis: SBL# 67.00-3-1.31, (C-2) located at Van Patten Rd is seeking a Special Use Permit under section 12.4 (14) of the Town of Duanesburg Zoning Ordinance. Mr. Fazio gave his presentation to the Board and would like to construct a carport for storage of personal equipment with the intention of possible construction of a single family in the future. Board member Williams recused himself from the application.

- Type 2 action no review
- County approved of the proposal

Novak/Harris opens the public hearing. There was a comment a resident asked why did it need a special use permit.

Harris/Houghton closed the public hearing.

Novak/Harris made a motion for approval of the special use permit application by **Travis Fazio** with no contingencies.

Novak Yes Harris Yes Schmitt Yes, Sexton Yes Houghton yes and Williams recused himself.
Approved

Mastroianni, Joseph/ Daigle, Howard: SBL# 67.00-3-19.21, (C-1) located at 3851 Western Tpke is seeking a Special Use Permit under section 12.4 (20) of the Town of Duaneburg Zoning Ordinance. Mr. Mastroianni gave his presentation to the board and is requesting a change of use to an existing warehouse for a food distribution center. The business currently has six employees and two trucks with deliveries of 2-3 trucks per day with the hopes for expansion of trucks and employees. The applicant will need to add and addition to the building for a refrigeration unit. Applicant will need to speak with his engineer and schedule an appointment with Dale to complete the site plan.

Did not appear for the October 18, 2018 meeting so the Board will like to table it till the December 20th, 2018 Meeting.

Novak/Williams made a motion to approve the tabling of a special use permit for Joseph Mastroianni/Howard Daigle.

Novak yes, Williams yes, Houghton yes, Rulison recused, Harris yes, Sexton yes. **Approved.**

MINUTES APPROVAL:

Novak/Williams made a monition to approve the November 15, 2018 Planning Board meeting minutes with corrections.

Novak yes, Williams yes, Houghton yes, Rulison recused, Harris yes, Sexton yes. .
Approved.

OLD BUSINESS:

Hoelzli, Andrew: SBL# 53.00-1-19.1, (R-2) located at 9276 WesternTpke is seeking a Minor Subdivision under section 3.4 of the Town of Duaneburg Subdivision Ordinance. Mr. Hoelzli gave his presentation to the Board; he would like to create two separate parcels with lot 1 containing the single family residence. Applicant will need to schedule an appointment with the Town Planner to prepare a site plan to be reviewed by the Board.

- Board requested full review minor sub division

- Novak/Harris made a motion to declare Town of Duanesburg Planning Board the lead agent for SEQRA review
- It's a Type I action and will need FEAF and DEC comments. Novak/Sexton need to provide this information for December 20th 2018 Planning Board Meeting.

James, John: SBL# 76.00-1-12.11, (R-2) located at Schoharie Tpke is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. James gave his presentation to the Board. Mr. James would like to separate the parcel naturally split by Chadwick Rd. The Board addressed the possible easement of the old Chadwick Rd and asked that, that be clarified if it still exists. The Board has asked that Mr. James reappear with a site plan from his surveyor showing the entire lot labeled lot 1 and lot 2.

Williams/Harris made the motion to refer to the building inspector for a lot line adjustment.

Williams yes, Harris yes, Sexton yes, Novak yes, Houghton yes, and Schmitt yes. **Approved**

NEW BUSINESS:

None

SKETCH PLAN REVIEW:

None

OTHER:

Comprehensive Review- No review this month

ADJOURNMENT:

Harris/Novak made the motion **to adjourn at 7:35pm.**

Harris yes, Novak yes, Sexton yes, Houghton yes, Williams yes, and Schmitt yes. **Approved.**