

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
October 18, 2018
Final Copy

MEMBERS PRESENT: Phillip Sexton Chairman, Martin Williams, Elizabeth Novak, Jeffrey Schmitt, Thomas Rulison, Michael Harris and Joshua Houghton. Also attending, Dale, Warner Town Planner, Jennifer Friello Clerk and Teresa Bakner Attorney.

INTRODUCTION:

Chairperson Phillip Sexton opened the meeting at 7:05pm. Phillip welcomed everyone to tonight's Planning Board meeting.

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

No public comment

Harris/Rulison Made the motion to close at 7:06 pm

Harris yes, Rulison yes, Houghton yes, Williams yes, Schmitt yes, Novak yes, Sexton yes.

PUBLIC HEARINGS:

NONE.

MINUTES APPROVAL:

Rulison/Houghton made the motion **to approve the September 20th, 2018 Planning Board Meeting** Minutes with corrections.

Rulison yes, Houghton yes, Williams yes, Schmitt yes, Novak abstained, Sexton abstained. And Harris yes. **Approved.**

OLD BUSINESS:

Eden Renewable/ Murray Richard: SBL# 74.00-2-11.2. (R-2) located at 1206 oak Hill RD is seeking a Lot line adjustment under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Tabled until November 15, 2018

NEW BUSINESS:

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.

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

Novak/Harris made the motion to **hold a Public Hearing for the Fazio, Travis application on November 15th, 2018.**

Novak yes, Harris yes, Rulison yes, Houghton Yes, Schmitt yes, and Sexton yes. **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 Duanesburg 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.

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

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

Novak/Rulison made a motion to **hold a Public Hearing for the Mastroianni, Joseph/ Daigle, Howard application on November 15, 2018**

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

SKETCH PLAN REVIEW:

Kiernan, Owen: SBL# 67.05-1-22, (H) located at 6744 Duanesburg RD is seeking a minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance.

Application is tabled pending Zoning Board of Appeals approval. The Board recommends applicant come prepared with a driveway easement agreement to execute the application process more efficiently.

Hoelzli, Andrew: SBL# 53.00-1-19.1, (R-2) located at 9276 Western Tpke is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg 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.

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.

OTHER:

Schworm/BEB Drilling: SBL# 55.00-4-26.1, (C-1) located at 6464 Duanesburg RD is seeking a Special Use Permit under section 11.4 (14) of the Town of Duanesburg Zoning Ordinance.

Houghton/Rulison made the motion to reaffirm approval for the special use permit application by **Schworm, / BEB Drilling** with contingencies and accepting the County referral referring to local consideration. Approval for Phase I only upon a construction of Phase II applicant will be required to apply for an amendment to the special use granting. Houghton yes, Rulison yes, Harris yes, Sexton abstain, Novak abstained, Schmitt yes and Williams yes. **Approved.**

Comprehensive Review- No review this month.

Phillip discussed with the Board the possible recommendations of alternate members for the New Year. If any member have suggestions please have potential candidates submit resumes prior to the new year for review.

ADJOURMENT:

Rulison/Novak made the motion **to adjourn at 8:25 pm.**

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