

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
October 19, 2017
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal, Elizabeth Novak, Lynn Lestage, Martin Williams, Thomas Rulison, Michael Harris Alternate and Jeffrey Schmitt Alternate. Also attending, Teresa Bakner Board Attorney, Dale Warner Town Planner and Jennifer Friello Clerk.

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 7:02pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

Rulison/Williams made a motion to close the open forum. Closed at 7:03
Rulison yes, Williams yes, Novak yes, Senecal yes, O'Malley yes, Lestage yes, Harris yes.
Approved

PUBLIC HEARINGS:

Pennett, Craig: SBL# 65.00-2-15, (R-2) located at 1078 Bramans Corners Rd is seeking a Special Use Permit under section 8.4 (7) of the Town of Duanesburg Zoning Ordinance. Mr. Pennett gave his presentation to the audience and is requesting a special use permit for 7 dogs.

Senecal/Williams made a motion to open the public hearing at 7:05.
Senecal yes, Williams yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes and Novak yes.
Approved

Senecal/Lestage made a motion to close the public hearing at 7:06. No Comment

Senecal yes, Lestage yes, Harris yes, Rulison yes, Williams yes, Novak yes and O'Malley yes.
Approved

Novak/Harris made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.

Novak yes, Harris yes, Lestage yes, O'Malley yes, Senecal yes, Williams yes and Rulison yes.

Rulison/Novak made a motion for approval for the special use permit application by **Pennett, Craig**.

Rulison yes, Novak yes, Senecal yes, O'Malley yes, Lestage yes, Harris yes and Williams yes.
Approved.

Ramsey, Jeanne: SBL# 53.00-1-53, (R-2) located at 338 Wendy Ln is seeking a Special Use Permit under section 8.4 (8) of the Town of Duaneburg Zoning Ordinance. Ms. Ramsey gave her presentation to the audience. Ms. Ramsey is constructing a single family home with an in-law apartment.

Senecal/Novak made a motion to open the public hearing at 7:08. No Comment
Senecal yes, Novak yes, Williams yes, Rulison yes, Harris yes, Lestage yes and O'Malley yes.
Approved

Senecal/Rulison made a motion to close the public hearing at 7:09. No Comment
Senecal yes, Rulison yes, Williams yes, Novak yes, O'Malley yes, Lestage yes and Harris yes.
Approved

Novak/Williams made a motion for approval for the re-subdivision application by **Ramsey, Jeanne**.

Novak yes, Williams yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes and Senecal yes.
Approved.

MINUTES APPROVAL:

Rulison/Senecal made a motion **to approve the September 21, 2017 Planning Board Meeting minutes.**

Rulison yes, Senecal yes, O'Malley yes, Lestage yes, Harris abstained, Williams yes, Novak abstained. **Approved.**

OLD BUSINESS:

Novak/Senecal made a motion to move the **Rhoades, Charles** application from other to old business.

Novak yes, Senecal yes, O'Malley yes, Lestage yes, Harris yes, Rulison yes, Williams yes.
Approved

Rhoades, Charles: SBL# 65.00-2-15, (R-2) located at Alexander Rd is seeking a Special Use Permit under section 8.4 (7) of the Town of Duanesburg Zoning Ordinance. Joanne Darcy Crum land surveyor gave a brief presentation on behalf of Mr. Rhoades. Also present Mr. Clemons Mc Giver architect and Mr. Rhoades applicant. Ms. Crum updated the Board with to regards to the layout of the building along with the well water log and septic plans. Further discussion regarding the utility building that will house two 500 gallon water storage tanks. The Board asks for a more clarified design of the water system to be provided.

Rulison/Novak made a motion to table the application until November 16, 2017 pending further information.

Rulison yes, Novak yes, Senecal yes, O'Malley yes, Lestage yes, Harris yes, Williams yes.

Approved

NEW BUSINESS:

Schworm, Brenda: SBL#, (C-1) located at Western Turnpike is seeking a Special Use Permit under Local Law#5 2017 of the Town of Duanesburg Zoning Ordinance. Ms. Schworm gave her presentation to the Board providing a full detail business plan. The Board has requested a well log, detailed lighting plan and septic plan.

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

Novak yes, Lestage yes, Harris yes, Rulison yes, Williams yes, Senecal yes, O'Malley yes.

Approved.

Senecal/Harris made a motion to table the application until November 16, 2017 pending further information.

Senecal yes, Harris yes, Rulison yes, Williams yes, Novak yes, O'Malley yes, Lestage yes.

Approved

Peterson, Richard: SBL# 54.00-2-100/47-54/35.11, (R-2) located at Duanesburg Churches Rd is seeking a re-subdivision of the Hawks Landing subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ms. Peterson gave the presentation to the Board. Ms. Peterson would like to reverse the original Hawks Landing subdivision and return all parcels to one lot.

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

Novak yes, Senecal yes, O'Malley yes, Lestage yes, Harris yes, Rulison yes, Williams yes.

Approved.

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

Novak yes, Williams yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes, Senecal yes.
Approved.

Novak/Rulison made a motion to **hold a Public Hearing for the Peterson, Richard application on November 16, 2017.**

Novak yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes, Senecal yes, Williams yes.
Approved

SKETCH PLAN REVIEW:

Lucarelli, Donald/ Macherone, Josepha: SBL# 67.05-1-22, (R-2) located at 1844 Darrow RD is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Macherone gave the presentation to the Board. The Board has asked that the applicant provide a formal application due to the recent subdivisions on the parent parcel.

OTHER:

Senecal/Rulison made a motion to read and accepted an email from Jessica Marquard of CT Male Associates in regards to the Onyx Solar approval and a change in the trees that were submitted. (Letter Attached)

Senecal yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes, Novak yes, Williams yes.
Approved

ADJOURNMENT:

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

Senecal yes, Novak yes, Williams yes, Rulison yes, Harris yes, Lestage yes, O'Malley yes.
Approved.