

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  
Paul Finnegan, Board Member

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Town of Duanesburg  
Planning Board Minutes  
April 21, 2016  
**Final Copy**

**MEMBERS PRESENT:** Jeffrey Senecal acting Vice Chairperson, Martin Williams, Paul Finnegan, Phillip Sexton and Lynn Lestage. Also attending, Dale Warner Town Planner, Teresa Bakner Board Attorney and Jennifer Friello Clerk.

**INTRODUCTION:**

Acting Vice Chairperson Jeffrey Senecal opened the meeting at 7:00pm. Jeffrey welcomed everyone to tonight's Planning Board meeting.

**OPEN FORUM:**

No comments  
Open Forum closed at 7:01pm.

**PUBLIC HEARINGS:**

**None**

**MINUTES APPROVAL:**

**Sexton/Lestage** made a motion **to approve the March 17, 2016 Planning Board Meeting minutes.**

Sexton yes, Lestage yes, Senecal yes, Williams abstained, and Finnegan yes. **Approved.**

**OLD BUSINESS:**

**Iseman, Elizabeth:** SBL# 75.12-1-5.1, (R-2/ H) located at 10284 Duanesburg Rd are seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Luigi Palleschi of ABD Engineers gave the presentation on behalf of the applicant.

**Senecal/Sexton** made a motion to **declare our preliminary SEQRA to be a negative impact declaration.**

Senecal yes, Sexton yes, Finnegan yes, Williams yes and Lestage yes. **Approved.**

**Finnegan/Williams** made a motion to **approve holding a Public Hearing for the Iseman, Elizabeth application on May 19<sup>th</sup>, 2016.** With the following contingency of wet areas being indicated on the final plat.

Finnegan yes, Williams yes, Senecal yes, Lestage yes and Sexton yes. **Approved**

**Craig, Alyssa/Weitz, Ze'ev:** SBL# 67.05-2-7, (H) located 5083 Western Turnpike are seeking a Special Use Permit under section 9.4 (15) of the Town of Duanesburg Zoning Ordinance. Timothy King gave the presentation on behalf of the applicant. The applicant is seeking a Special Use permit to convert the old Doctor's office into a Wine and Liquor Retail store with living space above. The applicant provided a statement from DOT that there are no concerns with the traffic and existing ingress and egress of the current property.

**Senecal/Williams** made a motion to **declare our preliminary SEQRA to be a negative impact declaration.**

Senecal yes, Williams yes, Finnegan yes, Sexton yes and Lestage yes. **Approved.**

**Williams/Lestage** made a motion to **approve holding a Public Hearing for the Craig, Alyssa/Weitz, Ze'ev application on May 19<sup>th</sup>, 2016.**

Williams yes, Lestage yes, Sexton yes, Finnegan yes and Senecal yes. **Approved**

#### **NEW BUSINESS:**

**Wolf, Mark:** SBL# 43.01-1-10.1, (R-2) located at 7893 State Highway 30 are seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Applicant was a no show and will be contacted for the next meeting.

**Mueller, Bernard:** SBL# 25.00-13.41, (R-2) located at 1363 Wells Rd are seeking a Special Use Permit under section 8.4 (11) of the Town of Duanesburg Zoning Ordinance. Mr. Mueller gave his presentation to the Board requesting an increase in the allowance of the number of dogs permitted by the Ordinance.

**Finnegan/Sexton** made the motion to **declare the Planning Board as the leading agent in the SEQRA review.**

Finnegan yes, Sexton yes, Lestage yes, Senecal yes, and Williams yes. **Approved.**

**Senecal/Williams** made a motion to **declare our preliminary SEQRA to be a negative impact declaration.**

Senecal yes, Williams yes, Finnegan yes, Sexton yes, and Lestage yes. **Approved.**

**Senecal/Williams** made a motion to **approve holding a Public Hearing for the Mueller, Bernard application on May 19<sup>th</sup>, 2016.**

Senecal yes, Williams yes, Finnegan yes, Sexton yes, and Lestage yes. **Approved.**

### **SKETCH PLAN REVIEW:**

**Voelker, Peter & Kirsten:** SBL# 52.00-1-3.11, (R-2) located at Eaton Corners Rd are seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Coffey gave the presentation to the Board on behalf of the applicant. The applicant will meet with the Town Planner to file a formal application by May 9<sup>th</sup> to be placed on the May 19<sup>th</sup> agenda.

**Schweizer, Henry/Bentsen, Allan:** SBL# 75.00-1-1.41, (R-2) located at 1458 Gage Rd are seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Bentsen gave the presentation to the Board on behalf of the applicant. The applicant will meet with the Town Planner to file a formal application by May 9<sup>th</sup> to be placed on the May 19<sup>th</sup> agenda.

### **OTHER:**

**None**

### **ADJOURNMENT:**

**Lestage/Sexton** made the motion **to adjourn at 7:47pm.**

Lestage yes, Sexton yes, Finnegan yes, Williams yes, Senecal yes. **Approved.**