

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

Town of Duanesburg
Planning Board Minutes
May 19, 2016
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal Vice Chairperson, Martin Williams, Paul Finnegan, Phillip Sexton and Lynn Lestage. Also attending, 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:

James Donnelly of 1953 Main Street asked if any revisions to the Comprehensive plan are being considered.

Stephen Black of 10352 Duanesburg Rd asked the possibility of water service throughout the Town.

Ann Marie Collins of 201 Quaker Ln inquired about placing American Flags on poles around Town. She was referred to the Town Board.
Open Forum closed at 7:08pm.

PUBLIC HEARINGS:

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.

James Donnelly of 1953 Main Street asked if remaining parcels had to be connected during a split.

Stephen Black of 10352 Duanesburg Rd asked how many residences would be constructed.

Public Hearing was closed at 7:13pm

Finnegan/Senecal made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Finnegan yes, Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Williams yes.

Senecal/Lestage made a motion to approve the **Iseman, Elizabeth application.**

Senecal yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley 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.

No public comment, public hearing was closed at 7:26pm.

Senecal/O'Malley made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes.

Williams/Senecal made a motion to approve the **Craig, Alyssa/Weitz, Ze'ev application.**

Williams yes, Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Finnegan yes. **Approved.**

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.

No public comment, public hearing closed at 7:29pm

Williams/Sexton made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration.

Williams yes, Sexton yes, Lestage yes, O'Malley yes, Senecal yes, Finnegan yes.

O'Malley/Williams made a motion to approve the **Mueller, Bernard application.**

O'Malley yes, Williams yes, Finnegan yes, Sexton yes, Lestage yes, Senecal yes. **Approved.**

MINUTES APPROVAL:

Senecal/Finnegan made a motion to approve the April 21, 2016 Planning Board Meeting minutes with corrections.

Senecal yes, Finnegan yes, Sexton yes, Lestage yes, O'Malley yes, Williams yes. **Approved.**

OLD BUSINESS:

None

NEW BUSINESS:

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.

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

Senecal yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**

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

Finnegan yes, Senecal yes, O'Malley yes, Lestage yes, Sexton yes and Williams yes.

Approved.

Senecal/Sexton made a motion to **approve holding a Public Hearing for the Voelker, Peter & Kirsten application on June 16th, 2016.**

Senecal yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes, Lestage yes. **Approved**

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.

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. Applicant will merge the 1.5 acre parcel with neighboring property to increase lot size.

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

Senecal yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**

Finnegan/O'Malley made a motion to **declare our preliminary SEQRA to be a negative impact declaration.**

Finnegan yes, O'Malley yes, Lestage yes, Sexton yes, Williams yes, Senecal yes. **Approved.**

Senecal/Sexton made a motion to **approve holding a Public Hearing for the Schweizer, Henry/Bentsen, Allan application on June 16th, 2016.**

Senecal yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes, Lestage yes. **Approved**

SKETCH PLAN REVIEW:

James, John: SBL# 76.00-1-12.1, (R-2) located at Chadwick Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. John James gave his presentation to the Board. Mr. James will need to meet with the Town Planner to file a formal application by June 6, 2016 to be placed on the June 16, 2016 agenda.

Duanesburg Historical Society: SBL# 75.00-3-11.13, (H) located at Quaker Lane and Bull St. is seeking a Site plan review under section 14.6.1.5 of the Town of Duanesburg Zoning Ordinance. Mr. Manus gave the presentation to the Board on behalf of the applicant. The applicant plans to construct a research and storage building on the lot for historical documents. Access to the building will be by appointment only. The building will have sewer district access and lighting will be modified to residential down lighting. A sign will be erected with lighting directed on sign and will be on during operation hours.

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

Senecal yes, Sexton yes, Finnegan yes, Williams yes, O'Malley yes, Lestage yes. **Approved.**

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

Finnegan yes, Sexton yes, Lestage yes, O'Malley yes, Senecal yes, Williams yes. **Approved.**

Senecal/O'Malley made a motion to approve the **Duanesburg Historical Society application.**

Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Finnegan yes, Williams yes. **Approved.**

OTHER:

None

ADJOURNMENT:

Lestage/Williams made the motion **to adjourn at 8:08pm.**

Lestage yes, Williams yes, Senecal yes, O'Malley yes, Sexton yes, Finnegan yes. **Approved.**