

Dennis O'Malley, Planning Board Chair
Dale Warner, Town Planner
Jennifer Friello, Clerk
Terresa 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

Town of Duanesburg
Planning Board Minutes
January 19, 2017
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal, Elizabeth Novak, and Martin Williams. Also attending, Dale Warner Town Planner, Terresa Bakner Board Attorney and Jennifer Friello Clerk.

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 6:59pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

No Comments, closed at 7:01

PUBLIC HEARINGS:

Poisman/ Whipple, Henry: SBL# 52.00-1-3.11, (R-2) located at Eaton Corners Rd is seeking a Major Subdivision under section 3.5 of the Town of Duanesburg Subdivision Ordinance. Mr. Whipple gave the presentation to the audience. Mr. Whipple has represented to the Board that he is selling vacant lots only and will be doing no construction or soil disturbance while he owns the property.

Charles Hack 651 Eaton Corners- Concerned with ground water runoff leading to his property.

Suzanne Smith 160 Eaton Corners- Opposed to the project she is concerned with the rural character being maintained. Ms. Smith is also concerned with the wells being impacted by the additional lots.

Williams/ Senecal made a motion to close the public hearing at 7:12pm
Williams yes, Senecal yes, O'Malley yes, Novak yes. **Approved**

Attorney Morse-Hout for Mr. Whipple reassured the residents that the rural character will be maintained. Ms. Morse-Hout responded to Mr. Hack's letter. A deed restriction has been provided to address the storm water and soil erosion issues and is in the file. The concerns expressed regarding community character were addressed by showing that each of the lots in the major subdivision meet or exceed the zoning requirements. The lot adjacent to Ms. Smith's property is approximately 16 acres in size which exceeds the zoning requirements for lot area and no new roads are being proposed as part of the subdivision. Prior to obtaining a building permit, each lot will need to drill a well for potable water. Mr. Whipple continues to represent the Board that no construction is being undertaken as part of the subdivision and that he expects that the subdivided land will be purchased in large part by surrounding property owners.

Senecal/O'Malley made a motion to table the approval decision until February 16, 2017 awaiting additional information and completion of the County referral process as required by the NYS General Municipal Law.

Senecal yes, O'Malley yes, Williams yes, Novak yes. **Approved**

MINUTES APPROVAL:

Novak/Williams made a motion to **approve the December 15, 2016 Planning Board Meeting minutes with corrections.**

Novak yes, Williams yes, O'Malley yes, Senecal yes. **Approved.**

OLD BUSINESS:

Onyx Renewable Partners L.P. SBL# 65.00-2-31.111, (R-2) located at 664 Alexander Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. Jessie Margard of C.T Male, Attorney Mark Sweeney and Josh Katz gave the presentation to the Board. Jessie informed the Board that they revised the plans to show signage, sound study, glare analysis, SWPPP corrections and fencing. Onyx renewable provided current documents of ownership. Onyx's attorney submitted the application for the approval signed by the representative of the estate and contractual documents regarding assignment of the lease to Onyx.

Novak/Senecal made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this Type I action a full EAF with supporting information is in the file.**

Novak yes, Senecal yes, O'Malley yes, Williams yes. **Approved.**

Novak/Williams made a motion to **hold a Public Hearing for the Onyx Renewable Partners L.P application on February 16, 2016.**

Novak yes, Williams yes, O'Malley yes, Senecal yes. **Approved**

NEW BUSINESS:

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. Mr. Rhodes along with attorney John Iseman gave the presentation to the Board, seeking to construct a multifamily dwelling.

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, Williams yes. **Approved.**

SKETCH PLAN REVIEW:

Burnett, Anna: SBL# 81.00-2-9.3, (R-2) located at 147 Barton Hill Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ken Hellijas land surveyor gave the presentation to the Board. The applicant will need to file a formal application by February 6, 2017 to be placed on the February 16, 2017 agenda. The Planning Board asked him to show the location of the septic systems and the potable water wells on the lot to be subdivided. Two of the lots already contain residential structures.

OTHER:

Lisa Whittaker 10534 Duanesburg Rd addressed the Planning Board requesting an exemption from the Town Sewer connection. She is seeking to have a bathroom facility in a newly constructed garage and does not want to connect to the existing sewer lines in the district. The attorney will research the approvals that she should apply for to accomplish this and will provide the information to Dale. Ms. Whittaker will need to follow up with Dale Warner.

ADJOURNMENT:

Senecal/Novak made the motion **to adjourn at 8:58pm.**

Senecal yes, Novak yes, Williams yes, O'Malley yes. **Approved.**