

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
October 20, 2016
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal, Lynn Lestage, Paul Finnegan and Martin Williams. Also attending, Dale Warner Town Planner, Teresa Bakner Board Attorney and Jennifer Friello Clerk.

INTRODUCTION:

Chairperson Dennis O'Malley opened the meeting at 7:00pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

No Comments, closed at 7:01

PUBLIC HEARINGS:

James, John: SBL# 76.00-2-26, (R-2) located at Chadwick Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance.

Mr. James gave the presentation to the audience.

The public hearing was opened. There were no public comments.

Public hearing closed at 7:02pm

Finnegan/Senecal made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified and the applicant confirmed that any ground disturbance will be limited to either existing driveways or lawn areas.

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

O'Malley/Senecal made a motion to issue site plan approval for the application by **James, John.**

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

Merrihew, Robert: SBL# 53.00-1-10.13, (R-2) located at McGuire School Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ms. Merrihew gave the presentation to the audience.

The public hearing was opened. There were no public comments
Public hearing closed at 7:07pm

Finnegan/Senecal made the motion to amend and reaffirm our preliminary SEQRA finding on this Type 1 action confirming that there are no potential significant adverse environmental impacts, as no changed circumstances were identified since the preliminary negative declaration and because a letter was received from the NYS Office of Parks Recreation and Historic Preservation signing off on the project. See attached amendment. Finnegan yes, Senecal yes, O'Malley yes, Lestage yes, Williams yes.

Senecal/Lestage made a motion to approve the **Merrihew, Robert.**
Senecal yes, Lestage yes, Finnegan yes, Williams yes, O'Malley yes. **Approved.**

MINUTES APPROVAL:

Williams/Senecal made a motion **to approve the September 15, 2016 Planning Board Meeting minutes.**

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

OLD BUSINESS:

Schenectady Solar LLC: SBL# 75.00-1-12.11, (R-2) located at Duanesburg Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. The applicant was not present. A letter of intent will be sent to the engineer.

Senecal/Finnegan made a motion to appoint JME as the Town designated engineer for this project.

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

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. Mark Sweeney attorney, Melissa Curry of C.T Male and Josh Katz gave the presentation to the Board. Melissa gave the presentation to the Board. The Board has asked that the applicant speak with the neighbors to make them aware. A coordinated review will be sent to interested agencies.

Finnegan/Senecal made the motion to **declare the Planning Board as the lead agency in the SEQRA review of this Type 1 action.**

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

Senecal/Lestage made a motion to appoint a Town Engineer for the Onyx Renewable Partners L.P application.

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

Duanesburg Historical Society: SBL# 74.00-3-16.112, (R-2) located at Duanesburg Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Wiedemann gave the presentation to the Board.

Finnegan/O'Malley made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this minor subdivision.**

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

Finnegan/Senecal made a motion to **declare our preliminary SEQRA to be a negative impact declaration for this unlisted action with the condition that clearing trees can only occur during the time from October 1st to April 1st.**

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

Senecal/Lestage made a motion to **hold a Public Hearing for the Duanesburg Historical Society application on November 17, 2016.**

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

NEW BUSINESS:

Poisman/ Whipple, Henry: SBL# 52.00-1-3.11, (R-2) located at Eatons 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 Board. Attorney Bakner explained the soil erosion sedimentation control plan required for the subdivision.

Finnegan/O'Malley made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this major subdivision, an unlisted action.**

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

Minerly, Gary/ Upstate Scenario Events: SBL# 43.00-1-18.3, (R-2) located at 122 Herrick Rd is seeking a Special Use Permit under section 8.4 (14) of the Town of Duanesburg Zoning Ordinance. The applicant gave the presentation to the Board. Portable toilets will be supplied on site; it will be a carry in carry out facility and require membership. The Board members asked the applicant for more information as follows: how the site will be managed, how much parking will be provided; how will the parking be constructed, what structures will be used on site, how will the structures be maintained, what restroom facilities will be provided, how will the appearance of the site be maintained, how visible will the site and the structures be from surrounding neighbors and roadways, among other questions. No action was taken by the Planning Board.

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 not present and will be notified of future meeting.

SKETCH PLAN REVIEW:

Felton, Henry/ Zwick, Alfred: SBL# 63.00-1-7.51, (R-2) located at 1417 Creek Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Zwick gave the presentation to the Board. The Board addressed the road frontage concern and would like a written agreement of right a way to the parcel.

OTHER:

None

ADJOURNMENT:

Senecal/Senecal made the motion **to adjourn at 9:37pm.**

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