

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
November 17, 2016
Final Copy

MEMBERS PRESENT: Dennis O'Malley Chairperson, Jeffrey Senecal, Elizabeth Novak, Lynn Lestage, Phillip Sexton, 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 7:04pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

No Comments, closed at 7:05

PUBLIC HEARINGS:

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 audience. The public hearing was opened. There were no public comments.
Public hearing closed at 7:06pm

Senecal/Lestage made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.
Senecal yes, Lestage yes, Sexton yes, Williams yes, Novak yes, O'Malley yes.

Williams/Novak made a motion to issue subdivision approval for the two lot subdivision application by **Duanesburg Historical Society.**
Williams yes, Novak yes, Senecal O'Malley yes, Lestage yes, Sexton yes, Finnegan yes.
Approved.

MINUTES APPROVAL:

Finnegan/Senecal made a motion to **approve the October 20, 2016 Planning Board Meeting minutes with a correction.**

Finnegan yes, Senecal yes, O'Malley yes, Lestage yes, Sexton abstained, Williams yes, Novak abstained. **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 Martin of C.T Male and Josh Katz gave the presentation to the Board. Jessie informed the Board that they revised the height of the fence to 6 feet and added fabric screening. C.T. Male submitted a revised EAF with changes. Josh informed the Board that no information on a previous airport is available.

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**

Sexton/Senecal made a motion to **hold a Public Hearing for the Onyx Renewable Partners L.P application on December 15, 2016.**

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

Paro, Billi: SBL# 34.05-1-9, (H) located at 9210 Mariaville Rd is seeking a Special Use Permit under section 9.4 (7) of the Town of Duanesburg Zoning Ordinance to reuse the vacant, former Mariaville public school as a mixed multifamily residential and office project. Mr. Paro gave his presentation to the Board.

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

Novak/Sexton made a motion to **hold a Public Hearing for the Paro, Billi application on December 15, 2016.**

Novak yes, Sexton yes, Lestage yes, O'Malley yes, Senecal yes, Williams yes, Finnegan 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. Board member Senecal will drive the property to confirm the parking and layout. The Board discussed the parking concerns and the construction of the bunkers fitting with the surrounding area.

Senecal/Lestage made a motion to **table until December 15, 2016 meeting.**

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

Approved

NEW BUSINESS:

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 Board. Rebecca Morse Hout, Mr. Whipple's attorney explained that they would develop a set of deed restriction detailing that potential buyers would be responsible for a soil and erosion sediment plan at the time the building permit was applied for on each lot. 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. The Board asked that Mr. Whipple provide a letter from NYSDEC confirming that no SWPPP is required for the approval of the subdivision and to obtain a letter from NYSOPRHP addressing the historic property designation.

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

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

Dufek, Edward: SBL# 55.00-4-27.2, (C-1) located at Duanesburg Rd is seeking a Special Use Permit under section 11.4 (10) of the Town of Duanesburg Zoning Ordinance. Mr. Dufek gave his presentation to the Board to construct a single family residence. The Board requested Mr. Dufek obtain a letter from NYSOPRHP regarding the Historic area.

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, Sexton yes, Finnegan yes, Williams yes.

Approved.

Senecal/Sexton made a motion to **hold a Public Hearing for the Dufek, Edward application on December 15, 2016.**

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

Approved

DiCiero, Joseph: SBL# 53.00-1-32.112, (C-1) located at Duanesburg Rd is seeking a Special Use Permit under section 11.4 (14) of the Town of Duanesburg Zoning Ordinance. Mr. DeCiero gave his presentation to the Board.

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

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

Approved.

Senecal/Lestage made a motion to **hold a Public Hearing for the DiCiero, Joseph application on December 15, 2016.**

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

SKETCH PLAN REVIEW:

None

OTHER:

None

ADJOURNMENT:

Senecal/Sexton made the motion **to adjourn at 9:02pm.**

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