

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

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Town of Duanesburg  
Planning Board Minutes  
March 16, 2017  
**Final Copy**

**MEMBERS PRESENT:** Dennis O'Malley Chairperson, Jeffrey Senecal, Elizabeth Novak, Lynn Lestage, Phillip Sexton 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:**

**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. Joann Darcy Crum land surveyor gave the presentation to the audience.

Dan Crowley 1362 Gallupville Rd- Asked for clarification on the structure locations on the building lots.

**O'Malley/Senecal** made a motion to close the public hearing at 7:07.

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

**Novak/Senecal** made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified.

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

**O'Malley/Novak** made a motion to issue subdivision approval for the minor subdivision application by **Burnett, Anna.**

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

**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. John Iseman Mr. Rhoades's attorney gave the presentation to the audience. The board received a petition opposing the application along with letters.

**Sexton/Senecal** made a motion to open the Public Hearing.  
Sexton, yes, Senecal yes, Novak yes, Williams yes, Lestage yes, O'Malley yes.

Suzanne Brown 8345 Western Turnpike- asked if it was located near old airport. Would like to know if a water assessment had been completed.

Raymond Barry 1070 Alexander Rd- concerned with too many trees being cut down and is also concerned with multiple dwellings being located on one property.

Mark Gwiazdowski Alexander Rd- concerned with water supply available in the area.

Ted Loukides 1320 Alexander Rd- concerned with water availability and a cluster of wells being located on the parcel will result in fracking and lawsuits.

Keith Gasner 558 Alexander Rd- concerned with water limitations along with the rural character of the area being compromised. Mr. Gasner stated that when he was a Town Board member when the original Zoning Ordinance was passed and that rural residential was established to prevent multi-family dwellings.

Christina Loukides 1320 Alexander Rd- concerned with the further development of additional apartments being constructed. Also concerned with the impact of traffic and impact on the character of the rural area. Ms. Loukides is concerned with turnover rate of tenants that will cause an impact on the school district.

Tracey Stealey 7817 Duanesburg Rd- concerned with water supply and with renting versus ownership and not understanding the lifestyle of well water supply.

Sara Gwiazdowski 938 Alexander Rd- read section eight of the zoning ordinance.

Wayne Yarter 7817 Duanesburg Rd- Does not feel that multi-family should be welcomed in the town and stated that he did not buy in the Town to stare at apartment houses.

**Senecal/Williams** made a motion to close the public hearing at 7:46pm.  
Senecal yes, Williams yes, Sexton yes, Lestage yes, O'Malley yes, Novak yes. **Approved**

**Senecal/Lestage** made a motion to **table the application for Rhoades, Charles on April 20, 2017.**

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

### **OLD BUSINESS:**

**Valley Mobile Home Court LLC:** SBL# 68.00-2-28, (C-1) located at 2054 Western Turnpike is seeking an amendment to an existing Special Use Permit under section 12.4 (33) of the Town of Duanesburg Zoning Ordinance. Mr. Dolan gave an updated presentation to the Board. The Board has asked for a SWPPP report and site plan showing details and landscaping. The Board recommended screening from the road.

### **NEW BUSINESS:**

**None**

### **SKETCH PLAN REVIEW:**

**Barnes, Joshua:** SBL# 74.00-2-100/24-39/42-47, (R-2) located at Duanesburg Rd is seeking a Site Plan review under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Barnes would like to re-amend the original Meadow Ponds subdivision and merge the properties back in to one parcel with the exception of four individual lots. The Board recommended he speak with the owner of the four lots to ensure that the parcels will not become landlocked.

**Roberts, Kevin:** SBL# 75.00-3-21.13, (R-1) located at 778 Quaker Lane is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Gene Roberts gave his presentation to the Board and is seeking a minor subdivision. Mr. Roberts will need to meet with the Town Planner to file a formal application.

**Regels, Richard/Lucarelli:** SBL# 68.00-3-2.11, (R-2) located at 1844 Darrow Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Regels gave his presentation to the Board and is seeking a lot line adjustment along with a minor subdivision. The Board has referred the application to the Code Enforcement Officer to proceed with the application under the new local subdivision law.

**Lawrence, Mark:** SBL# 68.00-1-9/68.00-2-8, (R-2) located at 1484 Schoharie Turnpike is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Lawrence gave his presentation to the Board and is seeking a lot lines adjustment. The Board referred the application to the Code Enforcement Officer.

### **OTHER:**

### **MINUTES APPROVAL:**

**Sexton/Lestage made a motion to approve the February 16, 2017 Planning Board Meeting minutes.**

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

**Approved.**

**Senecal/O'Malley** made a motion **to approve the March 9, 2017 Planning Board Special Meeting minutes.**

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

**ADJOURNMENT:**

**Senecal/Sexton** made the motion **to adjourn at 8:57pm.**

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