

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  
Thomas Rulison, Board Member  
Jeffrey Schmitt, Alternate Member  
Michael Harris, Alternate Member

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Town of Duanesburg  
Planning Board Minutes  
May 18, 2017  
**Final Copy**

**MEMBERS PRESENT:** Dennis O'Malley Chairperson, Jeffrey Senecal, Lynn Lestage, Martin Williams, Phillip Sexton, Thomas Rulison and Jeffrey Schmitt Alternate. Also attending, Dale Warner Town Planner, Teresa Bakner Board Attorney and Jennifer Friello Clerk.

**INTRODUCTION:**

Chairperson Dennis O'Malley opened the meeting at 7:01pm. Dennis welcomed everyone to tonight's Planning Board meeting.

**OPEN FORUM:**

Christine Loukides 13200 Alexander Rd- questioned the procedures for posting agendas on the Official Town website.

Closed at 7:07

**OTHER:**

**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 submitted a letter of request postponing the meeting until May and giving the Board 90 days to act on the application. Mr. Rhoades updated the Board with a discussion regarding resident concerns. Mr. Rhoades was asked to supply written responses to the questions. Mr Rhoades was asked to address the type of septic system to be installed and the testing of potable water. Board Attorney Teresa Bakner will compile a list of questions for Mr. Rhoades to address before the June 15, 2017 Board meeting.

## **PUBLIC HEARINGS:**

**Barnes, Joshua**: SBL# 74.00-2-100/24-39/42-47, (R-2) located at Duanesburg Rd is seeking a subdivision 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. Mr. Barnes gave the presentation to the audience.

**Senecal/O'Malley** made a motion to close the public hearing at 7:27.

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

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

Sexton yes, Lestage yes, O'Malley yes, Senecal yes, Schmitt yes, Williams yes and Rulison yes.

**Senecal/O'Malley** made a motion to issue subdivision approval for the minor subdivision application by **Barnes, Joshua**.

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

## **MINUTES APPROVAL:**

**O'Malley/Lestage** made a motion **to approve the March 4, 2017 Planning Board Special Meeting minutes.**

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

## **MINUTES APPROVAL:**

**O'Malley/Williams** made a motion **to approve the April 20, 2017 Planning Board Meeting minutes.**

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

## **OLD BUSINESS:**

**None**

## **NEW 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. Martin Zanghi from Ingalls & Associates, Gordon Smith from the RER Energy Group gave an updated presentation to the Board. The applicant will need to provide a noise and glare analysis along with an updated application.

Approved: Yes \_\_\_\_\_ No: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

**SKETCH PLAN REVIEW:**

**None- Due to power outage**

**ADJOURNMENT:**

**Senecal/O'Malley** made the motion **to adjourn at 8:30pm** due to power outage created by storm business will resume at next scheduled Board meeting.

Senecal yes, O'Malley yes, Lestage yes, Rulison yes, Sexton yes, Williams yes, Schmitt yes.

**Approved.**