

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  
June 15, 2017  
**Final Copy**

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

**INTRODUCTION:**

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

**OPEN FORUM:**

Mr. Felton of Creek Rd- Informed the public regarding a vacancy position for school superintendent.

Closed at 7:01

**SKETCH PLAN REVIEW:**

**Peterson, Richard:** SBL# 54.00-2-100/47-54/35.11, (R-2) located at Duanesburg Churches Rd is seeking a re-subdivision of the Hawks Landing subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Rick Peterson gave his presentation to the Board. Mr. Peterson is looking to merge the parcels back into one parcel. Mr. Peterson will need to meet with the Townplanner to file a formal application for the July 20, 2017 meeting.

**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 his presentation to the Board. Mr. Zwick will be purchasing a landlocked portion of land from Mr. Felton and merging with his parcel.

**Novak/Senecal** made a motion pursuant to Local Law 2 of the year 2017 to exempt the lot line adjustment application from further Planning Board review and refer to the Town CEO to complete administratively as proposed action neither creates nor increases any significant planning issues. With the condition that the parcels be merged by deed as well as by filing the plat and that the plat, state that the resulting parcel is not an approved building lot.

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

**Approved**

**VAMR Development LLC:** SBL# 68.00-3-30.4, (C-1) located at 185 Mott Rd is seeking a lot line adjustment under Local Law of the Town of Duanesburg Subdivision Ordinance. Tyler Garretty of ABD Engineering gave the presentation to the Board. The project was determined to be a lot line adjustment with a merger requirement.

**Senecal/O'Malley** made a motion to exempt the lot line adjustment application from further planning Board review and refer to the Code Enforcement Officer to complete administratively as the proposed action neither creates nor increases any significant planning issues with respect to the existing or potential future use of any involved parcels.. Senecal yes, O'Malley yes, Lestage yes, Sexton yes, Rulison yes, Williams yes, Novak yes.

**Approved**

#### **PUBLIC HEARINGS:**

**None**

#### **MINUTES APPROVAL:**

**Williams/Senecal** made a motion **to approve the May 18, 2017 Planning Board Meeting minutes.**

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

#### **OLD 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. John Iseman, Mr. Rhoades's attorney submitted a letter of request withdrawing the application. The application is withdrawn , any application for this parcel must be resubmitted to start the process over.

**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. Applicant was not available. Project was tabled

**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. Dolen gave his presentation to the Board. Mr.

Dolen is seeking to amend his previous Special Use permit to remove the existing apartments and add additional storage buildings. The application will be referred to the Town Designated Engineer for review of the SWWPP report.

**Sexton/Senecal** made the motion to **appoint the lowest bidder as the Town designated engineer from the approved list .**

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

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

**Novak/Senecal** made a motion to **declare our preliminary SEQRA to be a negative impact declaration for this unlisted action.**

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

**Senecal/Novak** made a motion to **hold a Public Hearing for the Valley Mobile Home Court LLC application on July 20, 2017.**

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

**NEW BUSINESS:**

**None**

**OTHER:**

Attorney Teresa Bakner discussed with the Board the proposed amendment of the Town Board Zoning district changes.

**Novak/Sexton** made a motion to disapprove the addition of Motor Vehicle sales to the Zoning Districts.

Novak yes, Sexton yes, Lestage yes, O'Malley yes, Senecal yes, Williams no, Rulison yes.

Attorney Teresa Bakner discussed with the Board the proposed amendment of the Town Board Zoning to allow agritourism in certain districts, including breweries, wineries and distillery.

**Novak/Senecal** made a motion to approve the addition of Agritourism to the Zoning Districts.

Novak yes, Senecal yes, O'Malley yes, Lestage yes, Sexton recused, Rulison yes, Schmidt yes.

**ADJOURNMENT:**

**Novak/Senecal** made the motion **to adjourn at 8:03pm.**

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