

Sandra Scott, Planning Board Chair
Dale Warner, Town Planner
Jennifer Friello, Clerk
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG
SCHENECTADY COUNTY

Carl Wiedemann, First Vice Chair Member
Patrick Barnes, Second Vice Chair Member
Elizabeth Novak, Board Member
Lynn Lestage, Board Member
Jeffrey Senecal, Board Member
Patrick Wren, Board Member

Town of Duanesburg
Planning Board Minutes
November 20, 2014
Final Copy

MEMBERS PRESENT: Sandra Scott, Chairperson, Carl Wiedemann Vice Chairman, Elizabeth Novak, Jeffrey Senecal, Patrick Wren, and Lynn Lestage. Also attending Dale Warner, Town Planner.

INTRODUCTION:

Chairperson Sandra Scott opened the meeting at 7:00pm. She reported the Town of Guilderland has notified us they have begun their review of the 3 lot subdivision located on Furbeck Road. We were notified of this proposal last May. She reminded the Board members that they must notify Jennifer of all their inservice training for the year no later than the next meeting date (December 18th). Our workshop generated 4 hours to meet the State mandate and Town of Duanesburg Ordinance. Remember if you have attended more than 4 hours of workshops make sure you report them as 2 hours from the previous year can carry over to the next year.

OPEN FORUM:

Open Forum closed at 7:04pm.

PUBLIC HEARINGS:

None.

MINUTES APPROVAL:

Wren/Senecal made a motion to approve the October 16, 2014 Planning Board Meeting minutes.

Wren yes, Senecal yes, Lestage abstained, Novak yes, Wiedemann yes, Scott abstained.
Approved.

OLD BUSINESS:

None

NEW BUSINESS:

Breckenridge, Larry: SBL# 35.06-3-1 (L-1) located at Weast Rd is seeking a Special Use Permit under Section 7.2(6) of the Town of Duanesburg Zoning Ordinance see Amendment #142-09 Restaurant in a L-1 Zoning District. Larry Breckenridge presented his proposal for an ice cream parlor and restaurant on Mariaville Fire Department land. After 10 years of lease the building will be turned over to the MVFD. After discussion the following changes in the sketch plan must be made or indicated in a new sketch design: 20' setback from east property line, 20' drive to access exit and rear of building, must designate handicap parking, employee parking in back of building, entrance will be from State Route 159 and exit will be onto Hilltop Road with a 30' culvert, Duanesburg Highway Department must issue curb cut approval for Hilltop exit, all lighting will be directed downward. It was further suggested a note be added to the sketch indicating all lighting would be turned off at the end of business hours.

Novak/Senecal motioned to **have the Duanesburg Planning Board serve as lead agent for SEQRA review.** Novak yes, Senecal yes, Lestage yes, Wren yes, Wiedemann yes, Scott yes. **Approved.**

Wiedemann/Novak motioned to **declare the preliminary SERA to have a negative impact.** Wiedemann yes, Novak yes, Lestage yes, Wren yes, Senecal yes, Scott yes. **Approved.**

Wiedemann/Wren made a motion to **take the Breckenridge project to Public Hearing on December 18, 2014 with all the contingencies reflected in a new sketch plan and received by the Board's clerk by December 8th.**

Wiedemann yes, Wren yes, Lestage yes, Senecal yes, Novak yes, and Scott yes. **Approved.**

Reineman, Matthew: SBL#74.00-3-20.1 (R-2) located at 341 located at 341 Schroommaker Rd is seeking a Special Use Permit under section 6.2 (6) of the Town of Duanesburg Zoning Ordinance. Matthew Reinemann presented his proposal for a Special Use permit to add an in-law apartment over his garage. He would be hooking up to an existing septic system used by a house previously located where the garage is.

Novak/Lestage made the motion to **declare the Planning Board as the leading agent in the SEQRA review.** Novak yes, Lestage yes, Wren yes, Senecal yes, Wiedemann yes, and Scott yes. **Approved.**

Wiedemann/Novak made a motion to **declare our preliminary SEQRA to be a negative impact declaration.** Wiedemann yes, Novak yes, Wren yes, Senecal yes, Lestage yes, Scott yes. **Approved.**

Scott/Wren made a motion to **approve holding a Public Hearing for the Matthew Reineman application on December 18th, 2014.** No contingencies.

FCA, LLC: SBL# 65.00-1-19-1 (C-2) located at 9811 Western Turnpike is seeking a Special Use Permit under section 12.2 (1) of the Town of Duanesburg Zoning Ordinance. Applicants unable to attend because of road conditions caused by a winter storm.

SKETCH PLAN REVIEW:

None

OTHER:

None

ADJOURNMENT:

Novak/Lestage made the motion **to adjourn at 8:26pm.**

Novak yes, Lestage yes, Wren yes, Senecal yes, Wiedemann yes, Scott yes.

Approved.