

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

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Town of Duanesburg
Planning Board Minutes
September 15, 2016
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 7:09pm. Dennis welcomed everyone to tonight's Planning Board meeting.

OPEN FORUM:

No Comments, closed at 7:10

PUBLIC HEARINGS:

Dunn, Henrietta: SBL# 67.05-3-14.1, (H) located at 4938 Western Turnpike is seeking a Site Plan Review under section 9.3 (6) of the Town of Duanesburg Zoning Ordinance. Henrietta Dunn gave her presentation to the Audience. Her plan is to move her existing hair salon business to a vacant residential house.

The public hearing was opened. There were no public comments.

Public hearing closed at 7:11pm

Novak/Lestage made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified and the applicant confirmed that any ground disturbance will be limited to either existing driveways or lawn areas.

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

O'Malley/Senecal made a motion to issue site plan approval for the application by **Dunn, Henrietta.**

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

Wilson, Alan/Harrison Daniel: SBL# 45.00-2-5.3, (R-2) located at Lake Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Mr. Alan and Mr. Harrison gave the presentation to the audience.

The public hearing was opened. There were no public comments
Public hearing closed at 7:15pm

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

Senecal/Sexton made a motion to approve the **Wilson, Alan/Harrison Daniel** with the following contingency that a merger be completed and new deeds be filed with the Schenectady County Clerk showing the change in the lot-line at the time the new map is filed.

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

MINUTES APPROVAL:

Sexton/O'Malley made a motion to approve the August 18, 2016 Planning Board Meeting minutes.

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

OLD 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. The applicant was not present. A storm water control plan will need to be provided.

Novak/Senecal made a motion to appoint a Town Engineer for the Schenectady Solar LLC application.

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

NEW BUSINESS:

James, John: SBL# 76.00-2-26, (R-2) located at Chadwick Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Lynn Herzog gave the presentation to the Board on behalf of Mr. James.

Senecal/Novak made the motion to declare the Planning Board as the lead agency for the SEQRA review of this minor subdivision.

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

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

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

Senecal/Sexton made a motion to **approve holding a Public Hearing for the James, John application on October 20, 2016.**

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

Merrihew, Robert: SBL# 53.00-1-10.13, (R-2) located at McGuire School Rd is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ms. Merrihew gave the presentation to the Board.

Senecal/Lestage made the motion to **declare the Planning Board as the lead agency for the SEQRA review of this minor subdivision.**

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

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

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

Novak/ Senecal made a motion to amend the previous SEQRA negative declaration determination to a Type I action because the property was originally part of a site that is on the National Register of Historic Places, however, still finding as a preliminary matter that the minor subdivision would have no significant effect on the environment.

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

Senecal/Lestage made a motion to **approve holding a Public Hearing for the Merrihew, Robert application on October 20, 2016.**

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

Monolith Solar LLC/Seebold: SBL# 74.00-1-9, (R-2) located at 14400 Duanesburg Rd is seeking a Special Use Permit under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance. Applicant was not present.

Dimeo, Pio: SBL# 34.08-1-15, (H) located at 9449 Mariaville Rd is seeking a Special Use Permit under section 9.4 (8) of the Town of Duanesburg Zoning Ordinance. Applicant was not present.

SKETCH PLAN REVIEW:

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 on behalf of the applicant. A formal application will need to be completed by October 10, 2016 to be on the October 20, 2016 agenda.

OTHER:

Lawyer, Judy: SBL# 80.00-1-14.1, (R-2) located at 14165 Duanesburg Rd are seeking a minor subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. The Board reviewed the recently approved application for the Lawyer subdivision requesting that the contingencies be removed. The Board discussed the request of the applicant.

Senecal/Novak made a motion to reaffirm their previous approval determination and to keep the contingencies due to the difficulty of reading the subdivision plan.

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

ADJOURNMENT:

Novak/Senecal made the motion **to adjourn at 8:24pm.**

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