

Phillip Sexton, Planning Board Chair  
Dale Warner, Town Planner  
Jennifer Friello, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

Jeffrey Schmitt, Vice Chairperson  
Elizabeth Novak, Board Member  
Martin Williams, Board Member  
Thomas Rulison, Board Member  
Michael Harris, Board Member  
Joshua Houghton, Board Member

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Town of Duanesburg  
Planning Board Minutes  
September 20, 2018  
**Final Copy**

**MEMBERS PRESENT:** Jeffrey Schmitt Vice Chairman, Martin Williams, Thomas Rulison, Michael Harris and Joshua Houghton. Also attending, Dale Warner Town Planner, Jennifer Friello Clerk and Alexandra Dobles Attorney.

**INTRODUCTION:**

Vice Chairperson Jeffrey Schmitt opened the meeting at 7:03pm. Jeffrey welcomed everyone to tonight's Planning Board meeting.

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM:**

No public comment

**Schmitt/Harris** made a motion to close at 7:05

Schmitt yes, Harris yes, Rulison yes, Williams yes, Houghton yes. **Approved.**

**PUBLIC HEARINGS:**

**Seebold, William/ Livingston:** SBL# 74.00-1-9, (R-2) located at Duanesburg RD is seeking a Special Use Permit under section 8.4 (10) of the Town of Duanesburg Zoning Ordinance. Ms. Livingston gave the presentation to the audience. The Board recommended the following contingencies for the Livingston application as follows; Special Use Permit will have a two (2) year expiration to obtain a building permit to construct, limited to 15,000 gallons of fuel storage maximum on property, a 4 inch burm in place with method of sealant for concrete, spill and cleanup measures in place on site as required by State and Federal regulations, no more than one (1) acre of disturbance, and NYS DOT approval.

John Hayes 14247 Duanesburg Rd- Concerned with trucks catching fire, Mr. Hayes was reassured that safety measures were in place and that the trucks have self containment systems.

Irene Hayes 14247 Duanesburg Rd- Concerned with fuel smells and height of building blocking view from home. <s. Hayes is also concerned with the well located on the property becoming contaminated and contaminating other water sources. She would prefer the lot to remain a homestead.

Josh Barnes Duanesburg Rd- Concerned with area becoming too commercialized, Mr. Barnes was reassured that the zoning will not change this is only a special use permit for the individual lot.

**Harris/Rulison** made a motion to open the public hearing at 7:13.

Harris yes, Rulison yes, Williams yes, Houghton yes, and Schmitt yes. **Approved**

**Rulison/Harris** made a motion to close the public hearing at 7:31 with public comment.

Rulison yes, Harris yes, Williams yes, Houghton yes, and Schmitt yes. **Approved**

**Schmitt/Rulison** made the motion to reaffirm our preliminary SEQRA finding of a negative impact declaration as no changed circumstances were identified. The SEQRA determination was read into the record and amended to remove no fuel storage.

Schmitt yes, Rulison yes, Williams yes, Houghton yes, and Harris yes.

**Williams/Rulison** made a motion for approval for the special use permit application by **Seebold, William/ Livingston** with contingencies.

Williams yes, Rulison yes, Harris yes, Schmitt yes, and Houghton yes. **Approved.**

**Schworm, /BEB Drilling:** SBL# 55.00-4-26.1, (C-1) located at 6464 Duanesburg RD is seeking a Special Use Permit under section 8.4 (10) of the Town of Duanesburg Zoning Ordinance. Brian Killips gave his presentation to the audience. Mr. Killips would like to construct a 40 X 60 Garage with 14 foot doors to house drills and trucks for a drilling business. No fuel will be stored on site and the Board recommended any external storage remain behind the building fenced in.

**Based on the discussion of the Planning Board the action is a Type II action pursuant to SEQRA and exempt from further review.**

**Schmitt/Harris** made a motion to open the public hearing at 7:41.

Schmitt yes, Harris yes, Rulison yes, Williams yes, and Houghton yes. **Approved**

**Rulison/Harris** made a motion to close the public hearing at 7:42 with no public comment.

Rulison yes, Harris yes, Williams yes, Houghton yes, and Schmitt yes. **Approved**

**Rulison/Houghton** made a motion for approval for the special use permit application by **Schworm./BEB Drilling** with contingencies. Approval for Phase I only upon construction of Phase II applicant will be required to apply for an amendment to the special use granting.

Rulison yes, Houghton yes, Schmitt yes, Harris yes, and Williams yes. **Approved.**

#### **MINUTES APPROVAL:**

**Schmitt/Harris** made a motion to approve the **August 16, 2018 Planning Board Meeting minutes** with no corrections.

Schmitt yes, Harris yes, Rulison abstained, Williams yes, and Houghton yes. **Approved.**

#### **OLD BUSINESS:**

**Eden Renewable:** SBL# 74.00-2-5, (R-2) located at 13590-13592 Duanesburg Rd is seeking a Special Use Permit #1 under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance.

**Eden Renewable:** SBL# 74.00-2-5 p/o, (R-2) located at 13590-13592 Duanesburg Rd is seeking a Special Use Permit #2 under Local Law # 107-2016 of the Town of Duanesburg Zoning Ordinance.

**Eden Renewable/ Murray Richard:** SBL# 74.00-2-5, (R-2) located at 13590-13592 Duanesburg RD is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance.

**Eden Renewable/ Murray Richard:** SBL# 74.00-2-11.2, (R-2) located at 1206 Oak Hill RD is seeking a Lot line adjustment under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Travis Mitchell updated the Planning Board that they will have all final plans, revised full SEQRA and reports prepared for the October meeting and have received the Town Designated Engineers comments and applicant was informed that they will be need to place an Escrow payment with the Town Clerks Office. Coordinated review responses are now coming back with no objection to the project.

#### **NEW BUSINESS:**

**None**

#### **SKETCH PLAN REVIEW:**

**Runnels, Richard:** SBL# 34.00-2-8.112, (R-2) located at Batter St is seeking a Minor Subdivision under section 3.4 of the Town of Duanesburg Subdivision Ordinance. Ms.

Runnels gave her presentation to the Board. She would like a minor subdivision of the approximate 4.5 acres of land naturally subdivided by Rocchio Rd.

**Houghton/Williams** 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. Houghton yes, Williams yes, Rulison yes, Harris yes, and Schmitt yes. **Approved**

**OTHER:**

Comprehensive Review- No review this month

**GE County Solar Project Review:**

1. SBL# 55.00-4-9      384 Park Rd (Closed Landfill)
2. SBL# 66.00-2-26.2   1378 Cole Rd (Water Treatment Plant)
3. SBL# 66.00-2-1      7745 Western Tpke (Village property)
4. SBL# 43.00-2-13     N. Knight Rd (Village Property)
5. SBL# 66.53-1-2      1376 Cole Rd (Access Rd Water Treatment Plant)

Present were Supervisor Roger Tidball, Council Member John Ganther, Village Planning Board members George Grenier and Joshua O'Connor, as well as GE Project Manager Kimberly Cupicha who gave a presentation to the Board outlining the County wide Solar project, panels will be placed throughout the Town and Village on Town and Village owned properties. The Board expressed concerns with amount of tree clearing as well as aesthetics of the systems. Land will be leased by GE Solar and provide a discounted rate to the Town. Josh O'Connor informed the Board that they are in full support of the project and that it will aid then in major water line projects in the future.

**ADJOURNMENT:**

**Harris/Rulison** made the motion **to adjourn at 8:48pm.**  
Harris yes, Rulison yes, Williams yes, Houghton yes and Schmitt yes. **Approved.**