

Town of Duanesburg
Zoning Board of Appeals
Regular Meeting
April 20, 2010

Members Present:

Alternates Present:

Wendy Graves, Chairperson
Nelson Gage, Vice Chairperson
Evie Rudesheim, Member
Pat Wall, Member
Kathleen Kosinski, Member
Ken Chrinian, member
Pat Payst, Recording Secretary

This meeting was called to order at 7:30 pm. The agenda for tonight will be as follows: an open forum, two scheduled public hearings, one for a home occupation business permit application and the other for an area variance, possible action on these two applications, approval of the minutes of the previous regular meeting, setting of the next meeting date, and any other business the Board wishes to discuss.

The public forum was open for any ZBA subject not on tonight's agenda. There were no comments. The public forum was closed.

The public hearing on application 10-01 for a home occupation business permit submitted by Marjie Waikas of 10228 Mariaville Road, Pattersonville, NY, commenced. The notice of public hearing was published in the Daily Gazette on March 26, 2010. Kathleen Kosinski read the site plan review for the application. The floor was opened for comment. There was none. The floor was closed.

The public hearing on application 10-02 submitted by Travis Nelson of 1330 Gage Road, Delanson, NY, for an area variance commenced. The notice of public hearing was published in the Daily Gazette on March 26, 2010. The Schenectady County Department of Economic Planning and Development defers to local consideration. The floor was opened for comment. There was none. The floor was closed.

The Board reviewed application 10-01 for a home occupation business permit. Marjie Waikas added the bathroom as part of the permit area. This does not exceed the 25% area condition. The Board discussed the fumes generated by nail polishing and considered this a non-issue as customers are aware of this and very few people are in the immediate vicinity. Also, signs directing customers to the parking area was

suggested. The Board reviewed Section 15.5.4 Home Occupation Business Permit and found this applicant complies. Kathleen Kosinski made a motion to authorize the Uniform Code Enforcement Officer to issue a home occupation business permit to Marjie Waikas, 10228 Mariaville Road, Pattersonville, NY, SBL#34.00-1-3-6, to operate a full service beauty salon, provided a parking area be delineated, all necessary permits be obtained, a permit be obtained within six (6) months and all other aspects of the Ordinance be followed. Pat Wall seconded. Member Kosinski, aye; Member Wall, aye; Member Gage, aye; Member Chrinian, aye; Member Payst, aye; Member Rudesheim, aye; Chairperson Graves, aye. The motion passed.

The application submitted by Travis Nelson of 1330 Gage Road, Delanson, for a side yard set back variance to construct a detached two stall garage for personal use was reviewed. The house dimensions were supplied. There are no adjoining wells and septic systems within the 100 foot requirement. The applicant is requesting a 15 foot side yard setback variance. The Board applied Section 14.5.2 B) Area Variance, and determined the benefits the neighborhood outweigh the detriments. Nelson Gage made a motion to grant to Travis Nelson of 1330 Gage Road, Delanson, SBL# 65.00-1-36.212, a fifteen (15) foot side yard setback variance to construct a twenty four (24) by thirty six (36) foot single story detached garage per the findings of Section 14.5.2 B), providing a building permit be obtained within six (6) months and all other aspects of the Ordinance be followed. Pat Wall seconded. Member Gage, aye; Member Wall, aye; Member Kosinski, aye; Member Chrinian, aye; Member Payst, aye; Member Rudesheim, aye; Chairperson Graves, aye. The motion passed.

There has been no information received from Brian Hart concerning his desire to convert Frosty Acres Campground to a non-profit corporation with each owner having title to a discrete amount of land.

The minutes of the March 16, 2010 regular ZBA meeting were read. Pat Wall made a motion to accept the minutes with the correction noted. Kathleen Kosinski seconded. Member Wall, aye; Member Kosinski, aye; Member Gage, aye; Member Chrinian, aye; Member Payst, aye; Member Rudesheim, aye; Chairperson Graves, aye. The motion passed.

The Board received a letter from Dr. John Gentile resigning from this Board.

There will be a continuing education class scheduled for Saturday, October 23, 2010.

The next meeting is scheduled for Tuesday, May 18, 2010 at 7:30 pm.

The meeting was adjourned at 8:10 pm.