

Nelson Gage, Zoning Board Chair  
Dale Warner, Town Planner  
Melissa Deffer, Clerk  
Terresa Bakner, Attorney



Jonathan Lack, Vice Chair Member  
Link Pettit, Board Member  
Daniel Boggs, Board Member  
Matthew Ganster, Board Member  
Charles Leoni, Board Member

**Town of Duanesburg  
Zoning Board of Appeals  
October 18<sup>th</sup>, 2022**

**AGENDA ITEMS MAY BE ADDED, DELETED, OR ORDER CHANGED WITHOUT NOTICE**

The Town of Duanesburg is offering the public the ability to attend the ZBA meeting via Zoom if participants cannot attend in person.

**Join Zoom Meeting**  
**Meeting ID:** 825 2590 5610  
**Passcode:** 262480  
**Dial in by Phone:** 1-646-558-8656  
**Meeting ID:** 825 2590 5610  
**Passcode:** 262480

**INTRODUCTION BY CHAIRPERSON NELSON GAGE:**

**OPEN FORUM**

**PUBLIC HEARINGS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**#22-09 Ferri, Matthew:** SBL#65.00-2-5.1, (R-2) located at 243 Knight Rd is seeking an Area Variance and Side Yard Variance on a preexisting undersized lot in a R-2 Zoning District under sections 8.5(1);8.6(2) of the Town of Duanesburg Zoning Ordinance.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other:**

None

**ZONING BOARD MEETING MINUTES:**

September 20<sup>th</sup>, 2022

Approved: Yes \_\_\_\_\_ No: \_\_\_\_\_

Comments: \_\_\_\_\_

**ADJOURNMENT**

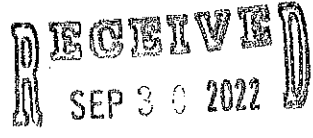
VARIANCE APPLICATION  
TOWN OF DUANESBURG  
ZONING BOARD OF APPEALS

Revised 03/5/15

Date: 9/21/22 Zoning District R.2 Type of Variance  
SBL# 65.00 - 2.5.1  Use Variance  Area Variance  
Phone #: \_\_\_\_\_

Applicant's Name: MATTHEW FERREI (518) 577 6364

Applicant's Address: 156 BARBIN RD  
ESPERANCE NY 12066



Property Owner Name(if different): \_\_\_\_\_

Property Address (if different): 243 KNIGHT RD DELANSON NY 12053

Property Owner's Signature [Signature]  
(Signature of owner indicates they have reviewed the proposal and give their permission)

Proposal: (Brief description of request)  
construct a 32' x 24' garage seeking a side yard reduction  
of 10 feet  
existing lot is 170' wide

A copy of this notarized application and the accompanying information must be submitted to the Planning and Zoning Department for approval before being placed on the ZBA agenda. Twelve (15) copies of this application must be reviewed and filed at least 10 days prior to the next ZBA meeting.

**REQUIRED INFORMATION:**

- Copy of the property deed
- Location map showing the location of the property with
  - A) Name of applicant and SBL#
  - B) North arrow; Street and if applicable the lake shore
  - C) Adjoining property owners names with location of wells and septic systems within 100ft of the adjoining property boundaries
- Property map to scale
  - A) Name of applicant and SBL#
  - B) North arrow; Location of any structures currently on the property with dimensions of the structures and distances to the property boundaries
  - C) Location of proposed structure, dimensions and intended use; Distances from the proposed structure to the property boundaries
  - D) Location of well and septic system; Any easements or right of ways and any other geographic or environmental characteristics of the property which may have a bearing on the Board's decision

I certify that all the information submitted is true and accurate to the best of my knowledge.

[Signature]  
Applicant

9/21/22  
Date

State of New York, county of Schenectady sworn this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, Notary Public

\*\*\*\*\* (For Office use only) \*\*\*\*\*

Reviewed by [Signature] Date 9-30-22  
Fee 100.00 Date 9-30-22 Check# 276 Rec'd By [Signature]  
Hearing Date \_\_\_\_\_ Approved: YES NO Approval Date \_\_\_\_\_

Conditions of approval: A permit must be obtained within 6 months of approval of this application and all other aspects of the Zoning Ordinance must be followed or the approval becomes null and void.  
Other Conditions include: \_\_\_\_\_

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_  
(ZBA Chairperson)

Agricultural Data Statement

Date: \_\_\_\_\_

Instructions: Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review and approval would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

Applicant	Owner if Different from Applicant
Name: _____ Address: _____ _____	Name: _____ _____

- Type of Application: Special Use Permit; Site Plan Approval; Use Variance; Area Variance Subdivision Approval (circle one or more)
- Description of proposed project:  
construct a 32' x 24' Garage
- Location of project: Address: \_\_\_\_\_  
Tax Map Number (TMP) 65.00 - 2 - 5.1
- Is this parcel within an Agricultural District? YES  NO (Check with your local
- If YES, Agricultural District Number \_\_\_\_\_ assessor if you do not know.)
- Is this parcel actively farmed? YES  NO
- List all farm operations within 500 feet of your parcel. Attach additional sheet if necessary.

NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO
NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO	NAME: _____ ADDRESS: _____ Is this parcel actively farmed? YES NO

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than applicant)

Reviewed by: \_\_\_\_\_

Dale R. Warner

8/16/22  
Date

Revised 4/4/17

**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



# OFFICE OF THE SCHENECTADY COUNTY CLERK



620 STATE STREET  
SCHENECTADY, NY 12305-2114  
PHONE (518) 388-4220  
FAX (518) 388-4224

Maryellen Brehm

Alicia Godlewski

Jeffrey Morrette

Carla Saglimbeni  
Deputy County Clerks

Cara M. Ackerley  
County Clerk

Instrument Number - 201909172  
Recorded On 3/1/2019 At 3:47:20 PM  
\* Instrument Type - DEED  
\* Book/Page - DEED/2006/686  
\* Total Pages - 4  
Invoice Number - 998663      User ID: TMH  
\* Document Number - 2019-845  
\* Grantor - ROCKWELL DENISE M  
  
\* Grantee - FERRI MATTHEW J

\*RETURN DOCUMENT TO:  
FRANK M PUTORTI JR ESQ  
1338 UNION ST  
SCHDY, NY 12308

\* FEES

NY REALTY TRANSFER TAX	\$600.00
NY LAND SUR	\$4.75
NY E & A FEES	\$116.00
NY LAND COMP SUR	\$14.25
CO GENERAL REVENUE	\$45.00
CO LAND SUR	\$0.25
CO E & A FEES	\$9.00
CO LAND COMP SUR	\$0.75
TOTAL PAID	\$790.00

TRANSFER TAX

Real Estate Transfer Tax Num - 2742  
Transfer Tax Amount - \$ 600.00

I hereby CONFIRM that this document is  
Recorded in the Schenectady County Clerk's Office  
in Schenectady, New York

*C. Ackerley*

Cara M. Ackerley  
Schenectady County Clerk

THIS IS AN ENDORSEMENT PAGE

## Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201909172

0014TD





WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE

Made this 16 day of Oct, Two Thousand Eighteen,

BETWEEN

DEED Book 2006 Page 687  
Doc No 2019-845

DENISE M. ROCKWELL  
residing at 243 Knight Road, Delanson, New York 12053,

Party of the first part, and

MATTHEW J. FERRI,  
residing at 156 Barbin Road, Esperance, New York 12066,

Party of the second part,

WITNESSETH that the party of the first part, in consideration of One and NO/100 (\$1.00) Dollars lawful money of the United States, and other good and valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, his heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Duaneburg, County of Schenectady and State of New York, being bounded and described as follows:

*See Schedule "A" Attached*

This conveyance is made subject to any and all covenants, conditions, easements and restrictions of record.

The parcel is entirely owned by the transferor.

**Together** with the appurtenances and all estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, his heirs and assigns forever.

**And** said party of the first part covenants as follows:

**First**, that the party of the second part shall enjoy the said premises;

**Second**, that said party of the first part will forever *Warrant* the title to said premises.

**Third**, that, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

1.5  
7  
00:59  
0

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

DENISE M. ROCKWELL  
DENISE M. ROCKWELL

STATE OF NEW YORK )  
COUNTY OF Schenectady )SS.:

On this 16 day of Oct, Two Thousand Eighteen, before me, the undersigned, a Notary Public in and for said State, personally appeared DENISE M. ROCKWELL, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual executed the instrument.

THERESE A. WRIGHT  
Notary Public

THERESE A. WRIGHT  
NOTARY PUBLIC, #4660330  
SCHOHARIE COUNTY, STATE OF NEW YORK  
COMMISSION EXPIRES AUGUST 31, 2022

R+R

Frank M. Poterri Jr.  
1338 Union Street  
Schoharie, N.Y. 12308



SCHEDULE "A"

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Duanesburg, County of Schenectady and State of New York, being bounded and described as follows:

**Beginning** at a point at the Northeasterly corner of the east equal half of Lot 153, known and recorded in the Office of the Clerk of Schenectady County as Locust Farm and running thence in a Southerly direction along the boundary line between the lands formerly of the John Hoag Estate and the lands of Abram P. Ball (this being also the Eastern boundary of the Knight Road), one hundred (100) feet to a point; thence in a westerly direction through the lands of Abram P. Ball, two hundred fifty (250) feet to a point; thence in a Northerly direction through the lands of Abram P. Ball, one hundred (100) feet to a point on the boundary line between the lands now owned by Abram P. Ball and the lands owned by Arthur Coons to a point; thence in an easterly direction along said boundary line for two hundred fifty (250) feet to the point of beginning.

**The premises above described are sold and conveyed subject to the following restriction:**

That no intoxicating liquors shall be manufactured, made or sold on the premises and this restriction is to run with the land.

**BEING** the same premises conveyed from Lawrence F. Rockwell and Kathie W. Rockwell, to Denise M. Rockwell, by Deed dated November 13<sup>th</sup>, 1997 and recorded in the Schenectady County Clerk's Office on November 18, 1997 in Book 1527 of Deeds at Page 362.

AND

Beginning at a point located in the division line between Lot 3 to the southwest and a portion of land to be merged with lands now or formerly of Denise M. Rockwell to the northwest; thence along said division line and through the lands now or formerly of James Cole (Book 1771, Page 273) the following two courses and distances:

1. North 85°-20'-19" West, a distance of 247.99 feet to a point;
2. North 03°-29'-3 1" East, a distance of 70.01 feet to a point

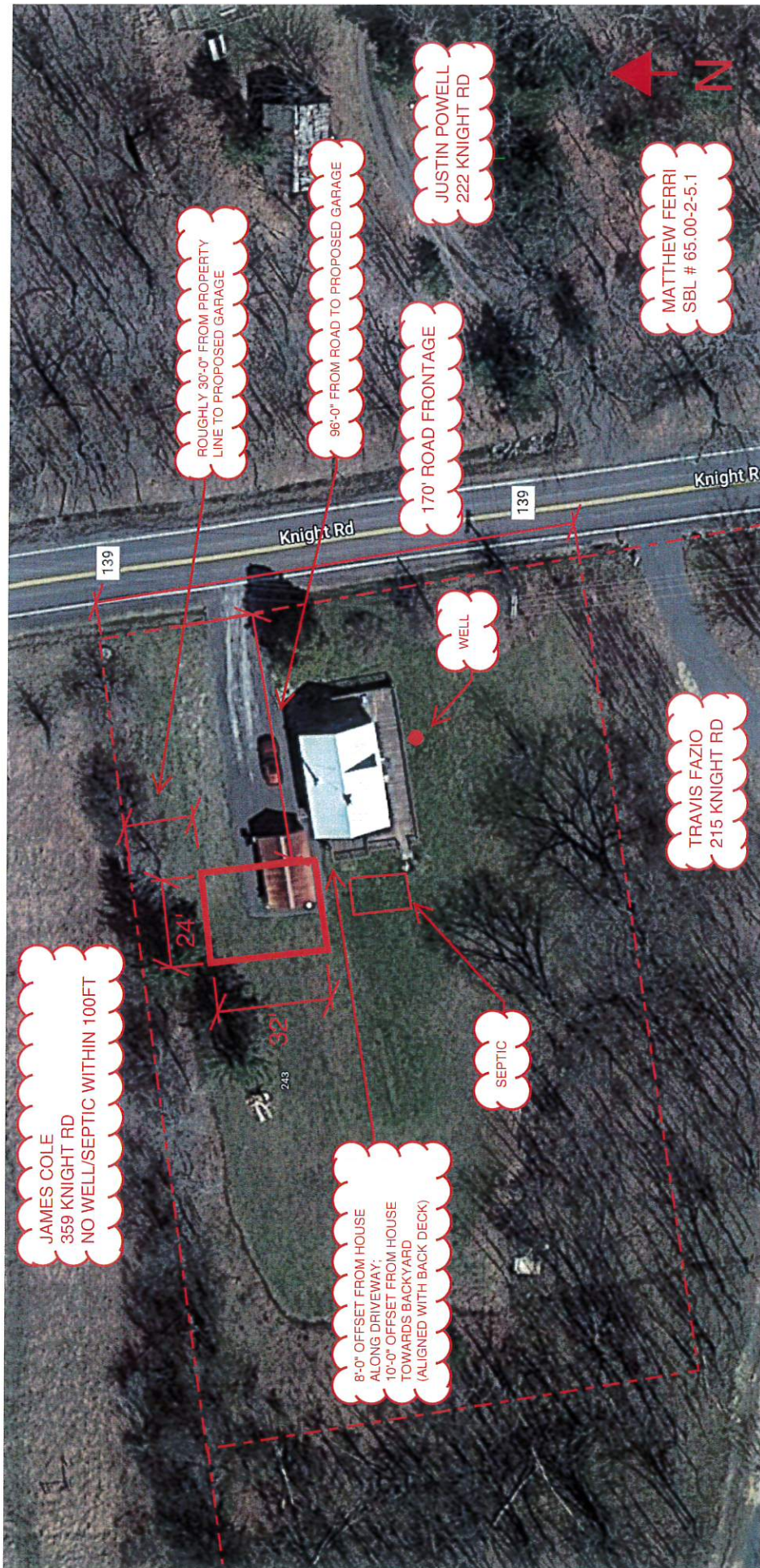
located in the division line between lands of Cole to the southwest and lands now or formerly of Denise M. Rockwell (Book 1527, Page 362) to the northeast; thence along said division line South 85°-20'-19" East, a distance of 250.00 feet to a point located in the western road boundary of Knight Road; thence along the western road boundary of Knight Road South 05°-08'-28" West, a distance of 70.00 feet to the point or place of beginning; containing 0.40+1- acres more or less.

Subject to any and all covenants, conditions, easements and restrictions of record.

The said premises are further described on a Map filed in the Schenectady County Clerk's Office on March 5, 2008, Document #2008-15.

**BEING** the same premises conveyed from James A. Cole, to Denise M. Rockwell, by Deed dated October 30, 2008 and recorded in the Schenectady County Clerk's Office on November 6, 2008 in Book 1792 of Deeds at Page 738.

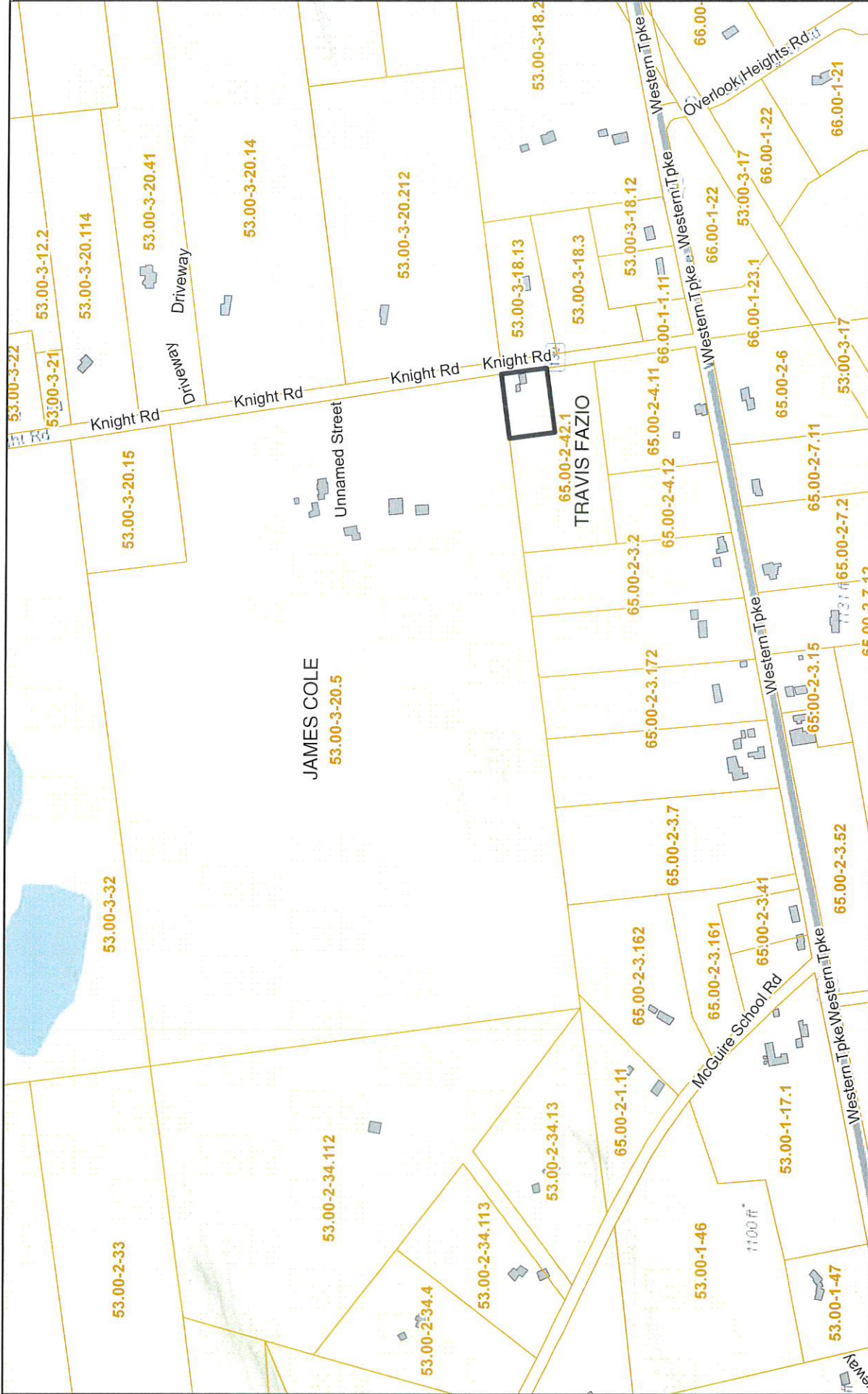








Map data ©2022, Map data ©2022 20 ft



# 243 Knight Road Parcel Map

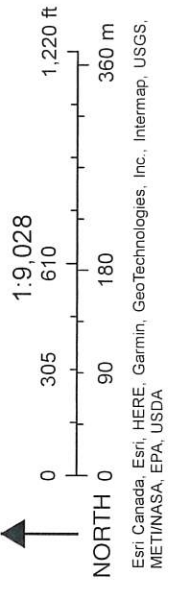


September 21, 2022

-  Parcels
-  Building Footprints
-  Road Labels
-  Parcel Labels

**MATTHEW FERRI**  
**SBL# 65.00-2-5.1**

1:9,028



This map and information is provided as is. We make no warranties or guarantees, expressed or implied.  
Matt Ferri  
Esri, Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METNUSA, EPA, USDA

Nelson Gage, Zoning Board Chair  
Dale Warner, Town Planner  
Melissa Deffer, Clerk  
Teresa Bakner, Board Attorney



TOWN OF DUANESBURG  
SCHENECTADY COUNTY

Jonathan Lack, Vice Chairperson  
Link Pettit, Board Member  
Daniel Boggs, Board Member  
Matthew Ganster, Board Member  
Charles Leoni, Board Member

RECEIVED

SEP 27 2022

TOWN OF DUANESBURG  
TOWN CLERK

Town of Duanesburg  
Zoning Board Minutes  
September 20<sup>th</sup>, 2022  
**Draft Copy**

**MEMBERS PRESENT:** Nelson Gage- Chairperson, Jonathan Lack- Vice Chairperson, Matthew Ganster (Via Zoom), and Daniel Boggs. Also attending Clerk -Melissa Deffer.

**INTRODUCTION:**

Nelson Gage opened the meeting at 7:00 pm. Gage welcomed everyone to tonight's meeting.

**OPEN FORUM:**

Nelson Gage opened the open forum at 7:01 pm.  
Lynne Bruning located at 13388 Duanesburg Rd (**Please See Attachment**)  
Nelson Gage closed the open forum at 7:05 pm.

**PUBLIC HEARINGS:**

None

**New Business:**

**#22-07 Tiscione, Matthew:** SBL#35.06-5-25, (L-1) located at 365 Spring Rd is seeking an area variance and side yard variance to replace an existing structure with a new structure under sections 7.1.5, 7.1.6(2) of the Town of Duanesburg Zoning Ordinance.

Mr. Tiscione gave his presentation to the public.

**Gage/Lack** made a motion to open opened the public hearing for the **#22-07 Tiscione, Matthew** application.

Gage aye, Lack aye, Boggs aye, Ganster aye. **Approved.**

Brice Hill located at 400 Spring Rd would like to know what does the 34,000 sqft means. Board Member Lack explained that in the Town of Duanesburg Zoning Law in a L-1 zoning district a buildable lot is 1 acre and this particular lot is preexisting undersized lots that needs a variance for the square footage.

Shirley Venette located at 404 Spring Rd would like to know if the 10 ft strip is a right of way to the lake for the public that's to the left of the property.



**Gage/Lack** made a motion to close the public hearing for the **#22-07 Tiscione, Matthew** application.

Gage aye, Lack aye, Boggs aye, Ganster aye. **Approved.**

**Ganster/Boggs** made a motion to approve the application of **#22-07 Tiscione, Matthew:** SBL#35.06-5-25, (L-1) located at 365 Spring Rd for a 34,960 sqft area variance, 8ft front yard variance and a 4 ft east side yard variance to construct an approximately 28X50 one and a half story dwelling on a preexisting undersized lot under sections 13.1.2 ;7.1.5; 7.1.6(1)(2) of the Town of Duanesburg Zoning Ordinance providing a building permit but obtained within 6 months and all other aspects of the Zoning Ordinance be followed. Ganster aye, Boggs aye, Gage aye, Lack aye. **Approved.**

**#22-08 May, Denise:** SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd is seeking a right-side yard variance of 4.5ft and left side yard variance of 6.4 ft to replace an existing structure with a new structure under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance.

Mitchel Blackfield from Clayton homes is representing Denise May. Mr. Blackfield gave his presentation to the public.

**Gage/Boggs** made a motion to open opened the public hearing for the **#22-08 May, Denise** application.

Gage aye, Boggs aye, Lack aye, Ganster aye. **Approved.**

Alan R. Knight located at 1399 W. Duane Lake Rd (**Please See Attachment**)

Patricia Huff located at 252 Duane Lake Rd is very concerned with the septic system that is going to be a half raised mounded system. Patricia is worried that if it fails her lawn will become contaminated. Stated also was that about two feet down is nothing but bedrock. Another concern is that the shared driveway that is going to be used the corner of the house shown on the plans will be roughly four feet away and, in the wintertime, will be a very tight when the plow goes through. Patricia stated multiple times that she is very concerned with the septic system and would like to know who to contact if it does indeed fail.

Nancy Weis located at 236 Duane Lake Rd is towards the end of the private shared driveway and would like to know what is the chances that putting in a new well 100ft away from her well will affect how much water she gets. Every year in the spring her property floods and she calls it "the little Duane Lake". A swale was put a long time ago down the shared driveway and Mrs. Weis would also like to know if the new landowner would not affect this as it helps divert the runoff down the road. With all the construction equipment coming in and out of the property if the landowner would also repair the damage that may be caused?

**Gage/Lack** made a motion to close the public hearing for the **#22-08 May, Denise** application. Gage aye, Lack aye, Boggs aye, Ganster aye. **Approved.**

**Lack/Gage** made a motion to approve the application of **#22-08 May, Denise:** SBL#67.04-1-6, (L-2) located at 234 Duane Lake Rd for a north side yard variance of 6 ft and a south side yard variance of 4ft to construct an approximately 30X52 one story dwelling under section 7.2.6(2) of the Town of Duanesburg Zoning Ordinance providing a building permit but obtained within 6 months and options for different septic's to be explored.

Lack aye, Gage aye, Boggs aye, Ganster aye. **Approved.**

**OLD BUSINESS:**

None

**OTHER:**

**#22-06 Callahan, Paul:** SBL#67.00-2-11.41, (R-2) located at 646 W Duane Lake Rd is seeking an Area Variance to sell an existing undersize lot as a building lot in a R-2 Zoning District under section 8.5(1) of the Town of Duanesburg Zoning Ordinance. Mr. Callahan was not in attendance and no new information was submitted to the Board.

**Lack/Gage** made a motion to table the **#22-06 Callahan, Paul** application until the October 18<sup>th</sup>, 2022, meeting.

Lack aye, Gage aye, Leoni aye, Ganster aye.

**MINUTES APPROVAL:**

**Lack/Boggs** made a motion to approve the August 16<sup>th</sup>, 2022, Zoning Board minutes with minor corrections.

Lack aye, Boggs aye, Gage aye, Ganster aye. **Approved.**

**ADJOURNMENT:**

**Boggs/Ganster** made a motion to adjourn at 8:46 pm.

Boffs aye, Ganster aye, Gage aye, Lack aye. **Approved.**



PO Box 160  
Quaker Street, NY 12141

Nelson Gage, Chairman  
Zoning Board  
Town of Duanesburg  
5853 Western Turnpike  
Duanesburg, NY 12056

Transmitted via email: [jhowe@duanesburg.net](mailto:jhowe@duanesburg.net)

September 20, 2022

Re: Privilege of the Floor September 20, 2022 - website zoning board transparency and accountability

Dear Chairman Gage and the Zoning Board,

At the September 8, 2022 town board meeting Council member John Ganther announced his departure from the board in October 2022. The board did not discuss how or when a replacement council member would be appointed.

Two items that may improve the zoning boards transparency and accountability with the taxpayers.

1. Concerned citizens have to hunt and peck through the town website to find the meeting agenda and then manually type the zoom meeting information into the zoom application.

Town board meeting notifications include zoom log on details and a hot-link to the zoom platform. This notification is posted on the town website home page. Residents may easily find meeting notifications and participate in town meetings.

The September 2022 planning board meeting notification was posted on the town homepage and provided a hotlink to the zoom meeting.

Zoning board meeting notification and zoom log on details are found on the agenda and do not provide a hotlink to the zoom platform.

Please provide log on information for zoom meetings on the town website home page in the same manner as the town board and planning board meetings.

2. The town website provides a link to "Legal Notices and Public Notices <https://www.duanesburg.net/legal-notices-and-public-notices>

This page lists:

"September 2021

Public Hearing Notice for Local Law No. 2 of 2021 entitled "2021 Temporary Moratorium Law on Major Solar Energy Systems including Battery Energy Storage Systems."

October 2018

- October 30, 2018 Public Hearing for Cable Agreement
- October 25, 2018 Public Hearing for Preliminary Budget and LL# 7 of 2018
- October 25, 2018 Sewer District Assessment Roll Public Hearing
- October 4, 2018 Town Board Special Meeting

September 2018

- September 27, 2018 Special Town Board Meeting Budget Workshop
- September 22, 2018 Special Town Board Meeting
- Instructions for Spectrum Broadband cost aid in construction
- Seebold/Livingston Public Notice
- Schworm/BEB Drilling Public Notice

August 2018

- Dog Control Law Amendment
- Zoning Board of Appeals Public Hearing

July 2018

- Public Hearing on the proposed improvements to Mariaville Lake Sewer District #2 pursuant to Town law §202-b.

June 2018

- Hawes Major subdivision Public Hearing
- Hawes Special Use Public Hearing

May 2018

Town Board Supplemental bond Resolution Legal Notice

Town Board Local Law #3 of 2018 Legal Notice

DiCaprio Planning Board Legal Notice

Schworm Planning Board Legal Notice

Schworm #2 Planning Board Legal Notice

April 2018

Residents may now connect to Sewer District #3



Sewer District 1 & 3 Legal Notice

March 2018

Unserviced Roads- Please confirm your road is listed. If it is not let us know so we can update our records.

February 2018

Fire Protection District #3 Contract Public Hearing

January 2018

- Schenectady County Recreational Facilities Closure Notice

June 2017

- Sewer User Public Notice

Archived Legal Notices

- View Older Public Notices and Announcements

<https://www.duanesburg.net/legal-notices-and-public-notices/pages/archived-legal-notices>"

Is the zoning board their best to inform the taxpayers of board actions and public hearings?  
Is the zoning board doing their best to be transparent and accountable about board actions and public hearings?

I request that the zoning board follow the town board's standard of providing a meeting notice including the zoom hot-link on the town website home page.

I request that public hearing notices are posted on the town webpage for "Legal Notices and Public Notices."

Thank you for your time and consideration.

Respectfully,

Lynne Bruning

720-272-0956

lynnebruning@gmail.com

(No subject)

Patricia Huff <pathuff1@hotmail.com>

Tue 9/20/2022 5:55 PM

To: Patricia Huff <pathuff1@hotmail.com>

I am president of the Duane Lake Association and I am here in that capacity. The mission of our association is stewardship of the waters of the lake. This is no frivolous task. About half the homes around the lake use the lake for their household water supply and a third use it for drinking water. Why? Because very commonly deeply drilled wells at Duane Lake find no water.

The variance being discussed tonight pertains to septic systems. This is important. Nobody at Duane Lake wants to be drinking a neighbor's septic effluent. And some water tests of the lake do show evidence of E. coli . . . a product of septic effluent.

It is crucial that septic systems at Duane Lake be as effective as possible. It is a matter of public health.

New technology exists--and has been approved for Schenectady County--that treats septic effluent before it reaches the septic drainage field. These systems have undergone rigorous EPA testing and are being installed now at Lake George, Saranac Lake, and Skaneateles Lake--the primary reservoir for the city of Syracuse.

They cost less than conventional backyard septic systems, do a better job of protecting lakes, and require smaller septic drainage fields than conventional septic systems.

If such a system were installed at the property in question, this variance would not be needed. The customer would save money, and the lake would be better protected.

On behalf of the 62 homeowners who are dues-paying members of the Duane Lake Association---as well as the other 10 or so who are not--I strongly encourage this Board to recommend such applicants at Duane Lake utilize this better technology.

Respectfully,  
Alan R. Knight  
President



